



# For Lease: Mid Sized Office Suite



**1054 Center Drive Suite 1**

**RICHMOND, KY 40475**

**PRESENTED BY:**

**NEAL METCALFE**

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## PROPERTY SUMMARY

### MID SIZED OFFICE SUITE - RICHMOND KY FOR LEASE

1054 CENTER DRIVE SUITE 1  
RICHMOND, KY 40475

#### OFFERING SUMMARY

**LEASE RATE: 3458 SF**      \$5,000 / month (NNN)

**LEASE RATE: 330 SF**      \$500 / month (Gross)

**ZONING:**      P-1



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present...1054 Center Drive SUITE 1; a mid sized, 3,458 sf, former Medical Office space in Richmond. The previous tenant was a Physical Therapy group, and has a great mix of open space, and private offices, or exam rooms. The owner is willing to refresh the space for a new lease. The space can easily be converted to just professional office space Legal, accounting for example as well. An adjoining bonus space of 330 SF is also available! Contact Neal Metcalfe; 859-312-8069 or [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com) to schedule a tour of the space!

## PROPERTY HIGHLIGHTS

- **Midsized office space available FOR LEASE 330 - 3,458 SF**
- **Multiple offices (8), Plus admin, bathrooms, and large open space mix**
- **Parking shared, and other Medical co-tenants in the office**
- **Owner willing to refresh the space for NEW terms and lease**
- **Adjoining bonus space of 330 SF also available!**



**OPEN WORK SPACE  
& PRIVATE ROOMS**



**RECEPTION &  
ADMIN SPACES**



**GREAT PROXIMITY  
TO RETAIL AREAS**

AERIAL



Berea Road | 21,831+ VPD



Eastern Bypass | 31,734+ VPD



Corporate Drive



# FLOOR PLAN



# INTERIOR PHOTOS



# PROPERTY PHOTOS





## NEAL METCALFE

neal.metcalfe@svn.com

Cell: **859.312.8069**

### PROFESSIONAL BACKGROUND

Neal Metcalfe is a Senior Advisor with SVN | Stone Commercial, serving Central and Eastern Kentucky since 2012. He specializes in sales and leasing across retail, office, land, and industrial properties. Neal brings 25+ years of commissioned sales experience from broadcasting and digital media marketing, including roles at NBC affiliate WLEX-TV and other corporate radio and marketing groups, where he developed strong marketing and B2B expertise working directly with business owners and managers. A Richmond resident, Neal has held multiple civic and industry leadership roles: Madison County Planning & Zoning Board member, CCIM Lexington board member, CPAL (Commercial Property Association of Lexington) participant, Richmond Chamber of Commerce governing board president and economic development committee member, KCREA board member, and Young Life Madison County committee chair. He's also active with nonprofits and ministries such as Compassion International and the Lexington Leadership Foundation. Contact: 859-312-8069 | neal.metcalfe@svn.com

### EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

### MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

**SVN | Stone Commercial Real Estate**

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