



# Renovated 1st Floor Office for Lease



**120 Quinton Ct**

**LEXINGTON, KY 40509**

**PRESENTED BY:**

**GABE MEASNER**

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## PROPERTY SUMMARY

### PRIME RENOVATED SUBURBAN OFFICE SPACE FOR LEASE

120 QUINTON COURT  
LEXINGTON, KY 40509

#### OFFERING SUMMARY

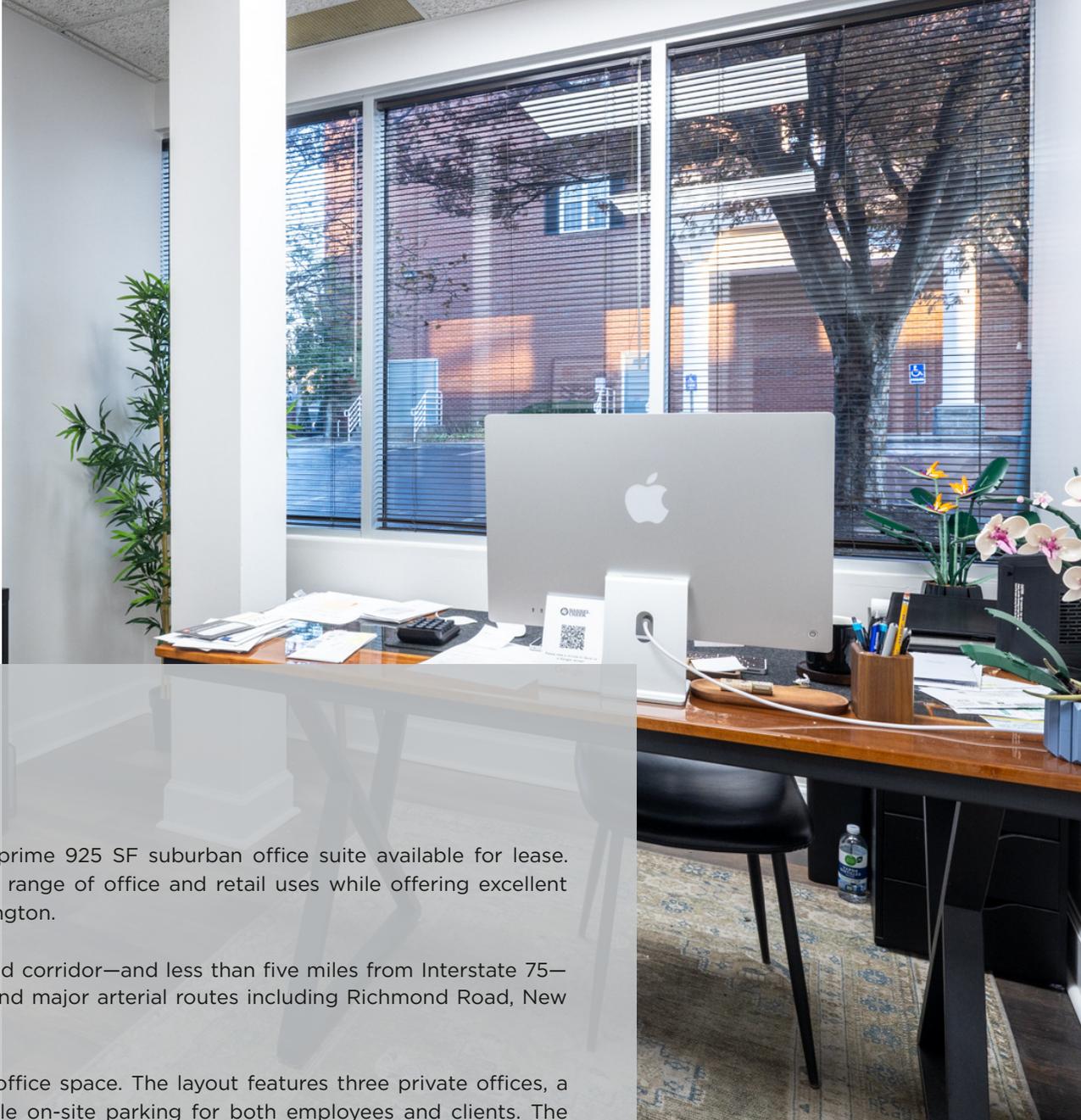
<b>LEASE RATE:</b>	\$1,600.00 per month (Gross)
<b>BUILDING SIZE:</b>	12,598 SF
<b>AVAILABLE SF:</b>	925 SF
<b>ZONED:</b>	B - 3

## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present a prime 925 SF suburban office suite available for lease. Zoned B-3 Highway Business, the property supports a broad range of office and retail uses while offering excellent visibility and connectivity within a rapidly growing area in Lexington.

Located just outside New Circle Road near the Richmond Road corridor—and less than five miles from Interstate 75—the property provides quick access to downtown Lexington and major arterial routes including Richmond Road, New Circle Road, and Man O' War Boulevard.

The available suite includes 925 SF of updated, professional office space. The layout features three private offices, a dedicated conference area, a break area, and access to ample on-site parking for both employees and clients. The space has been recently renovated, offering a clean, move-in-ready environment for a wide range of business users looking for a great space at an affordable rate.



## PROPERTY HIGHLIGHTS

- 925 Sq. Ft.
- Updated finishes
- Zoned B-3
- \$1600 / MO
- GROSS Lease
- Ample parking



**BEAUTIFULLY  
RENOVATED**



**GREAT  
PARKING**



**925 SQ FT  
ON FIRST FLOOR**

# AMAZING LOCATION



New Circle Road  
56,997+ VPD

Richmond Road  
43,427+ VPD

## Prime 1st Floor Office For Lease off Richmond Rd

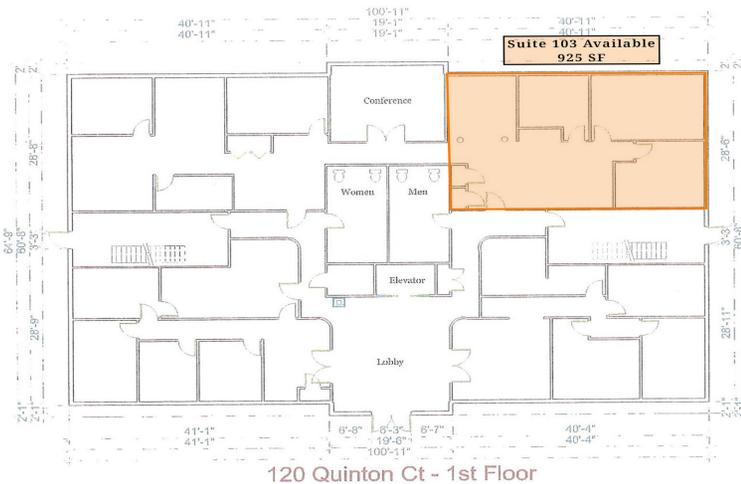
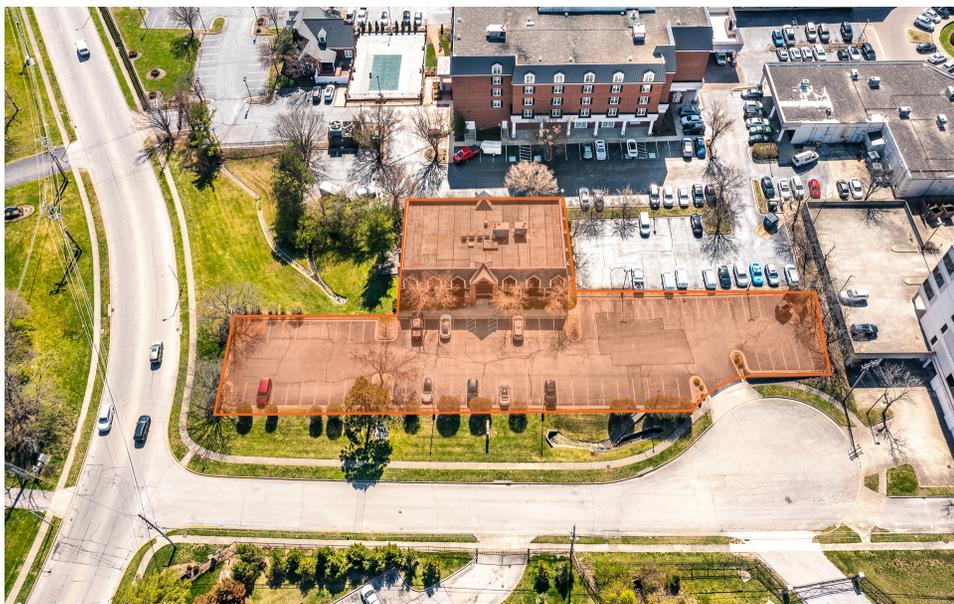
*120 Quinton Court  
Lexington, KY 40502  
925 SF Zoned B-3*

DOUBLE TREE  
BY HILTON

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS





## GABE MEASNER

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## PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at [Gabe.Measner@svn.com](mailto:Gabe.Measner@svn.com).

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**JOHN BUNCH, SIOR**

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## PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with his wife Maggie, his daughter and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

You can contact him at 859.433.8911 or john.bunch@svn.com.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.