



4,750 SF Prime Office: Downtown Frankfort



201 WEST MAIN STREET

FRANKFORT, KY 40601

PRESENTED BY:

WADE HAGA, CCIM

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PROPERTY SUMMARY

FOR LEASE: 4,750 SF PRIME OFFICE SPACE DOWNTOWN FRANKFORT

201 WEST MAIN STREET
FRANKFORT, KY 40601

OFFERING SUMMARY

LEASE RATE:	\$20 SF/yr (Gross)
BUILDING SIZE:	12,000 SF
AVAILABLE SF:	4,750 SF
ZONING:	CB - Central Business District



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present the entire second-floor office suite at 201 West Main Street, offering high-quality office space in the heart of downtown Frankfort. The suite features 10-foot ceilings, creating a bright, open, and professional environment well suited for legal, governmental, and other professional office users. The building is fully elevator-served, providing convenient and accessible entry for both employees and visitors. The space is equipped with brand-new, dedicated HVAC units, allowing for efficient climate control and enhanced tenant comfort. In addition to the main interior access, the suite also offers an additional rear entrance. Ideally located adjacent to the Ann Street Parking Garage, the property offers a convenient parking solution for employees and visitors. The Franklin County Courthouses and the Kentucky Transportation Cabinet are within walking distance, making this an exceptional location for businesses seeking close proximity to key governmental and judicial institutions.

PROPERTY HIGHLIGHTS

- 15 large, executive offices
- 10-foot ceilings and high-end finishes
- Fully elevator-served
- Brand-new, dedicated HVAC units
- Walking distance to courthouses and transportation cabinet
- Separate rear entrance
- Adjacent to the Ann Street Parking Garage



GARAGE PARKING AVAILABLE



VIEWS OF DOWNTOWN



10 FOOT CEILINGS

FLOOR PLAN



AERIAL PHOTO



CAPITAL PLAZA
HOTEL

Mayo-Underwood
Building

TEAM KENTUCKY
TRANSPORTATION CABINET

KHS
Kentucky Office of Highway Safety

TEAM KENTUCKY
FINANCE AND ADMINISTRATION CABINET

Kentucky Old
State Capitol Building

Franklin County
Courthouse

Downtown
Frankfort, KY

KENTUCKY
HISTORICAL
SOCIETY

WHITAKER BANK
UNIQUELY KENTUCKY

WesBanco

Ann Street Public
Parking Garage

SVN
STONE COMMERCIAL REAL ESTATE
4,750 SF
FOR LEASE

Kentucky River

SVN
STONE COMMERCIAL REAL ESTATE

SVN
STONE COMMERCIAL REAL ESTATE

AERIAL PHOTO

Kentucky State Capitol Building

Kentucky River

SVN
STONE COMMERCIAL REAL ESTATE
4,750 SF
FOR LEASE

W Main Street

SVN
STONE COMMERCIAL REAL ESTATE

SVN
STONE COMMERCIAL REAL ESTATE

INTERIOR PHOTOS



INTERIOR PHOTOS





WADE HAGA, CCIM

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Cell: **859.285.2202**

PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

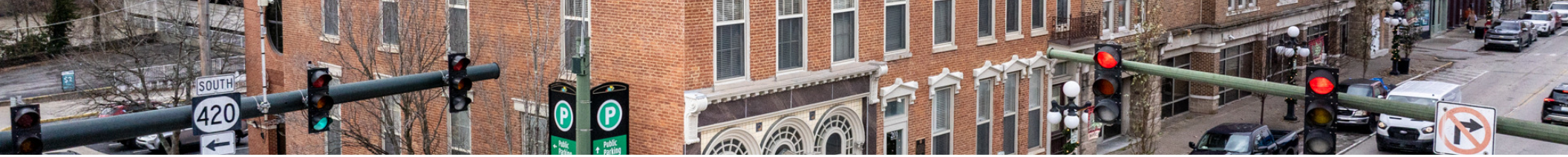
In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

EDUCATION

Western Kentucky University Gordon Ford College of Business
Bachelor of Business Finance - Cum Laude

SVN | Stone Commercial Real Estate

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.