



**LEASE**

# Landmark Office Centre Suite Available

**198 BEVINS LANE**

Georgetown, KY 40324

**PRESENTED BY:**

**MATT STONE, CCIM, SIOR,  
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PROPERTY SUMMARY



PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this 2,598 SF office opportunity in Georgetown, KY. This class A property features three private offices with exterior windows, a large kitchen space, a large common areas, a magnetic locking front door for extra security, and five ADA-compliant restrooms. Located near Georgetown Community Hospital, join tenants such as UK Health Care, Baptist Health, Bluegrass Pediatrics and Internal Medicine, and Caretenders. The property is across the bypass from the 125,000 SF Kroger Marketplace and Landmark Shoppes Retail Shopping Center.

Georgetown/Scott County is home to the Toyota Motor Manufacturing Plant, with over 8,000 employees. It is the fastest-growing county in Kentucky, with a population exceeding 57,000 per the 2020 US Census data. Since the opening of Toyota Motor Manufacturing, employment has risen, and the city, county, and school systems have prospered. Toyota is a wonderful asset to the community and a huge reason for the growth of this town.

Contact Matt Stone, CCIM, SIOR, MBA, at 859.351.5444 // [matt.stone@svn.com](mailto:matt.stone@svn.com) or Shaun Cook at 859.306.0595 // [shaun.cook@svn.com](mailto:shaun.cook@svn.com). The agent is the owner.

SPACES	LEASE RATE	SPACE SIZE
198 BEVINS LANE	\$20.00 SF/yr	2,598 SF

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## COMPLETE HIGHLIGHTS



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## LOCATION INFORMATION

<b>BUILDING NAME</b>	Landmark Office Centre
<b>STREET ADDRESS</b>	198 Bevins Lane Suite E
<b>CITY, STATE, ZIP</b>	Georgetown, KY 40324
<b>COUNTY</b>	Scott

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	9,000 SF
<b>BUILDING CLASS</b>	A
<b>TENANCY</b>	Multiple
<b>SPACE AVAILABLE</b>	<b>2,598 SF</b>

## PROPERTY HIGHLIGHTS

- Located in the Landmark Office Centre Complex
- Near Georgetown Community Hospital
- Kroger Marketplace and Landmark Shoppes Retail across the bypass
- Other tenants include the University of Kentucky Healthcare, Baptist Health, Bluegrass Pediatrics and Internal Medicine, Caretenders, and Castle Insurance.
- Georgetown/Scott County is home to the Toyota Motor Manufacturing Plant with over 6,000 employees and is the second fastest growing county in Kentucky, with a population now exceeding 57,000 per the 2020 US Census data.



# AERIAL



## Office For Lease

**Landmark Office Centre**  
198 Bevins Lane, Georgetown, KY 40324

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## ADDITIONAL PHOTOS



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FIT-UP GENERAL NOTES:

- TOTAL FIT-UP "WORK" AREA: 5,000 SQ. FT.
- ZONED COMMERCIAL
- 2013 KENTUCKY BUILDING CODE, 2006 INTERNATIONAL BUILDING CODE
- USE 4 OCCUPANCY: CHAPTER 3, USE AND OCCUPANCY CLASSIFICATION (SEC 305.2) "DAYCARE" (FOR SENIORS)

- MECHANICAL, ELECTRICAL, PLUMBING & FIRE SUPPRESSION ARE DESIGN/BUILD BID. FIELD VERIFY ALL EXISTING CONDITIONS. CONTRACTOR TO SPECIFY MECHANICAL UNIT UPGRADES, ADDITIONS, &/OR CHANGES IN THE BID SUBMITTAL. CONTRACTOR TO SUBMIT REQUIRED DOCUMENTS TO OBTAIN ALL REQUIRED PERMITS & APPROVALS.
- BUILDING PERMIT APPLICATION & PLAN REVIEW WILL BE SUBMITTED BY THE CONTRACTOR.
- ANY ADDITIONAL WORK DISCOVERED BEYOND THE SCOPE OF THIS PLAN MUST BE REPORTED TO THE ARCHITECT & APPROVED BY THE OWNER BEFORE BEING PERFORMED.
- ALL DIMENSIONS ARE TO THE FACE OF STUDS. ALL DIMENSIONS FROM AN EXISTING WALL TO BE FIELD VERIFIED. ALL WALLS ARE 3/8" STEEL STUDS UNLESS NOTED OTHERWISE.
- ALL DOOR HARDWARE MUST BE LEVER TYPE.
- ALL WALLS, CEILINGS, & FLOOR TYPES MUST HAVE A CLASS I OR CLASS II FINISH RATING PER ASTM E84 & ASTM E648.

WALL LEGEND:

- EXISTING WALL & STRUCTURE, FIELD VERIFY WALL TYPE.
- NEW WOOD STUD WALLS W/ 5/8" GYP. BOARD ON EACH SIDE. COORDINATE WALL HEIGHT WITH CEILING HEIGHT.
- PER KBC 425.3, ALL DAYCARE FACILITIES IN A MIXED USE BUILDING MUST BE SEPARATED BY FIRE BARRIER TENANT WALL NO LESS THAN 1-HOUR RATING. EXTEND WALL TO UNDERSIDE OF ROOF DECK ABOVE & FIRE CAULK ALL PENETRATIONS. UL RATED WALL ASSEMBLY \* 1909, NOM. 2X4 STUDS @ 16" O.C. W/ 3/8" TYPE-X GYP. BRD. ON EACH SIDE.
- 1 FIBER REINFORCED PLASTIC WALL PANELS, MARLITE "STANDARD FRP" W/ PEBBLE FINISH OR EQUAL FROM FLOOR TO CEILING.
- 2 FIBER REINFORCED PLASTIC WALL PANELS, MARLITE "STANDARD FRP" W/ PEBBLE FINISH OR EQUAL FROM TOP OF COUNTERTOP BACKSPLASH TO UNDERSIDE OF WALL CABINETS ABOVE.
- 3 PAINTED WOOD CHAIR RAIL WITH VINYL WALL COVERING BELOW IT & PAINTED WALLS ABOVE IT.
- NOTE: ALL WALLS NOT MARKED TO BE PAINTED PER TENANT'S SPECIFICATIONS.

FLOORING TYPES:

- LWF: LAMINATED WOOD FLOOR
- CPT: CARPET
- T-1: 12"x12" V.C.T. FLOORING W/ 4" VINYL BASE.
- EXPC: EXPOSED CONCRETE, SEALED.

NOTES:

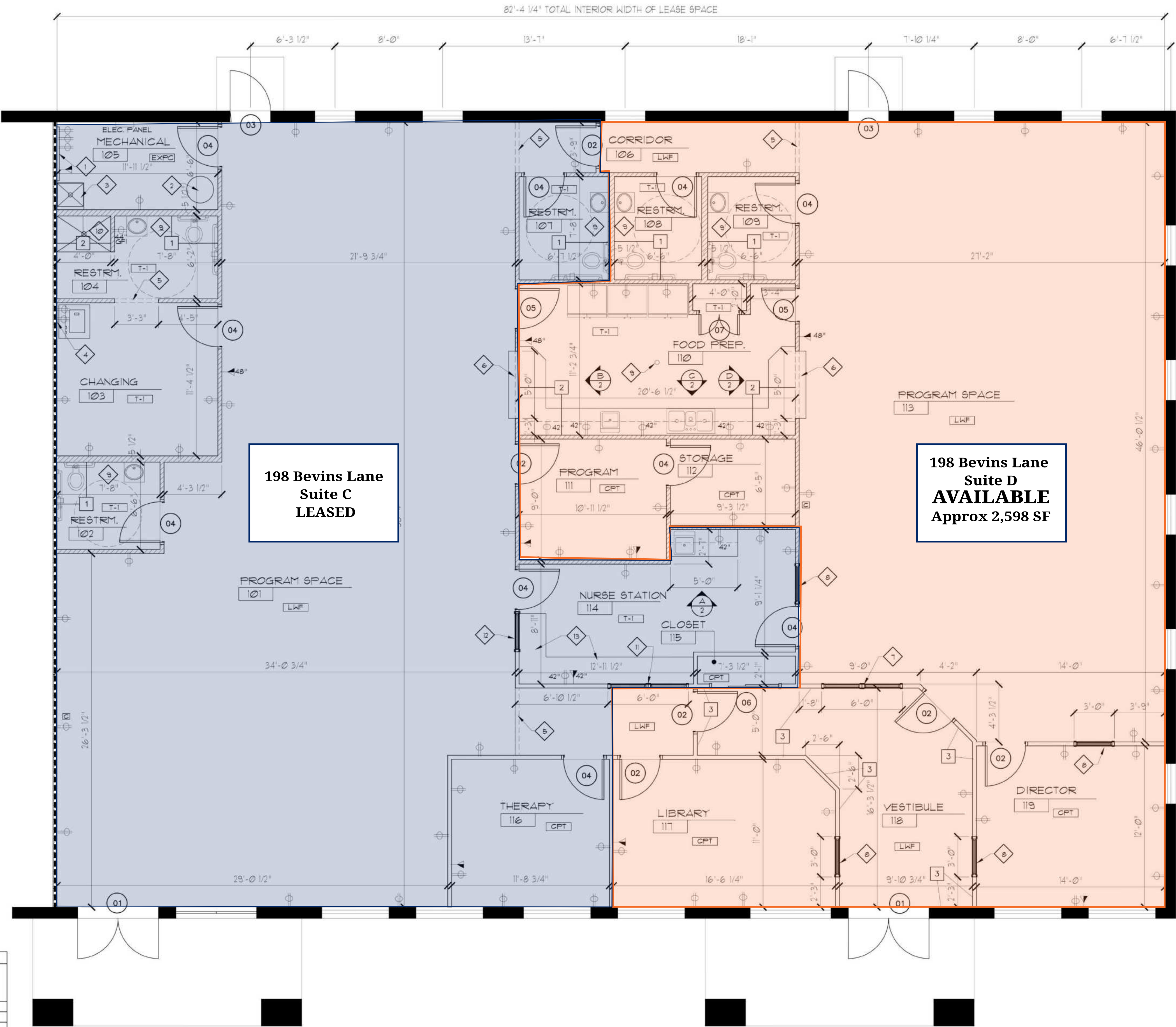
- 4'x4' SHEET OF 1/2" PLYWOOD SECURED OVER GYP. BOARD @ 48" AFF.
- WATER HEATER
- 24" FLOOR TOP SINK W/ HEAVY DUTY SPOUT/HOSE CONNECTION @ 30" AFF. PROVIDE FRP ON ALL WALLS ABOVE.
- PROVIDE WASHER/DRYER HOOK-UP & VENT.
- BULKHEAD @ 8'-0" AFF.
- PASS-THRU @ 36" AFF. (LEVEL W/ COUNTERTOP IN FOOD PREP) W/ BULK HEAD @ 6'-8" AFF.
- (2) 36"W X 72"H WINDOWS @ 8" AFF, PROVIDE HORIZONTAL MULLION @ 36" AFF.
- (1) 36"W X 72"H WINDOW @ 8" AFF, PROVIDE HORIZONTAL MULLION @ 36" AFF.
- NEW 4" FLOOR DRAIN.
- 48" WIDE ACCESSIBLE PREFABRICATED SHOWER BASE.
- (2) 36" X 36" WINDOWS @ 44" AFF.
- (1) 36" X 36" WINDOW @ 44" AFF.
- LAMINATE COUNTERTOP W/ BACKSPLASH (OPEN BELOW). MOUNTING HEIGHT PER TENANT'S REQUEST. PROVIDE BRACING BELOW.

DOOR AND FRAME SCHEDULE										
MARK	DOOR					FRAME		FIRE RATING LABEL	HDFR SET NO	
	SIZE		MATL	GLAZING	TYPE	MATL	FINISH			
	WD	HGT								
00	EXISTING DOOR & FRAME TO REMAIN						PAINT		5	
01	3'	6'-6"	1 1/2"	SCWD	YES	FULL GLS - 3" TEMP - CLEAR	WD. PAINT	--	3	KEYPAD ON BOTH SIDES, PER TENANT'S SPEC.
02	3'	6'-6"	1 1/2"	SCWD	YES	VISION PANEL - 3" TEMP - CLEAR	WD. PAINT	--	2	4"x36" VERTICAL VISION PANEL
03	3'	6'-6"	1 1/2"	SCWD	YES	--	WD. PAINT	--	1	
04	3'	6'-6"	1 1/2"	SCWD	NO	--	WD. PAINT	--	4	REQUIRES KICKPLATE
05	3'	3'-6"	1 1/2"	SCWD	NO	--	WD. PAINT	--	1	NOTE: HALF DOOR
06	6'	6'-6"	1 1/2"	SCWD	NO	POCKET DOOR	WD. PAINT	--	6	
07	3'	6'-6"	1 1/2"	SCWD	NO	DUAL SWING	WD. PAINT	--	7	

- HARDWARE SETS:
- PASSAGE LEVERED SET, CLOSER, WALL STOP
  - KEYED LEVER HDWR SET, WALL STOP
  - PUSH/PULL CLOSER
  - PRIVACY LEVERED SET, CLOSER, WALL STOP
  - ADD PANIC HARDWARE & CLOSER
  - RECESSED HANDLES & SLIDING MECHANISMS
  - LEVER PULLS & BALL CATCH IN EACH PANEL

NOTE: MAGNETIC LOCKS AT ALL EXTERIOR EXIT DOORS.

For marketing purposes only, exact locations not warranted.



POWER & SIGNAL LEGEND

- TYPICAL SYMBOL NOMENCLATURE
- OUTLET - DUPLEX
- OUTLET - 220
- OUTLET - VOICE/DATA
- 42" - INCHES ABOVE FLOOR
- CABLE TV OUTLET
- SINGLE POLE SWITCH
- NOTE: SWITCHES LOCATED IN FIELD. ADDITIONAL DUPLEX OUTLETS MAY BE REQUIRED PER LOCAL CODE OR PER TENANT'S REQUEST. COORDINATE EQUIPMENT POWER REQUIREMENTS W/ MANUFACTURER & TENANT.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

CLASSIFICATION: KBC 305.2 "DAYCARE"  
"DAYCARE" PER KBC 2013, TABLE 1004.1.2  
OCCUPANCY COUNT:

PROGRAM SPACE 101	=	1,568 sf / 35 = 45
OFFICES (1 EACH)	=	5
FOOD PREP	=	2
CHANGING	=	1
VESTIBULE	=	2
LIBRARY	=	3

TOTAL OCCUPANCY = 92



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PROJECT NAME

ACTIVE DAY  
SENIOR CARE

198 Bevens Lane, Suite F  
Georgetown, Ky.

CLIENT

SEAL

No.	Description	Date

CD

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A-1

Project number 2013-078  
Date 7/28/14

Scale



- 560  
561.23
- EXISTING CONTOUR  
EXISTING SPOT ELEVATION  
EXISTING TREE MASS  
EXISTING TREE  
EXISTING FENCE  
EXISTING MAILBOX  
EXISTING WATER LINE W/ SIZE  
EXISTING WATER METER  
EXISTING WATER VALVE  
EXISTING FIRE HYDRANT  
EXISTING GAS W/ SIZE  
EXISTING GAS METER  
EXISTING GAS VALVE  
EXISTING OVERHEAD UTILITIES  
EXISTING OVERHEAD ELECTRIC  
EXISTING UNDERGROUND ELECTRIC  
EXISTING UTILITY POLE  
EXISTING DOWN GUY  
EXISTING GUY UTILITY POLE  
EXISTING TRANSFORMER  
EXISTING ELECTRIC SPLICE BOX  
EXISTING ELECTRIC MANHOLE  
EXISTING ELECTRIC BOX  
EXISTING LIGHT POLE  
EXISTING TELEPHONE PEDESTAL  
EXISTING TELEPHONE MANHOLE  
EXISTING OVERHEAD TELEPHONE  
EXISTING UNDERGROUND TELEPHONE  
EXISTING TELEVISION PEDESTAL  
EXISTING CATCH BASIN W/ PIPE  
EXISTING HEADWALL W/ PIPE  
EXISTING SANITARY MANHOLE W/PIPE

SITE STATISTICS

SITE AREA	7.02 ACRES (305,987.0 S.F.)
EXISTING ZONING	P-1
EXISTING GROSS BUILDING AREA	81,000 S.F.
PARKING REQUIRED	202 SPACES
147,000 FOR FIRST 20,000; THEN 21,000 FOR REMAINING	
PARKING PROVIDED	
EXISTING PARKING	239 SPACES (INCL. 8 H.C. SPACES)
EXPANSION PARKING	50 SPACES
EXISTING BUILDING COVERAGE	26.5% (50% ALLOWED)

LANDSCAPING & SCREENING REQUIREMENTS

EXISTING ZONING	P-1
VEHICULAR USE AREA	
EXISTING AREA	83,825.94 S.F.
EXPANSION AREA	16,776.44 S.F.
INTERIOR LANDSCAPING REQUIRED	
EXISTING AREA	8,382.59 S.F. (10% OF 83,825.94)
EXPANSION AREA	1,677.64 S.F. (10% OF 16,776.44)
INTERIOR LANDSCAPING PROVIDED	
EXISTING AREA	20,354.05 S.F. (ISLAND AREA)
EXPANSION AREA	3,935.59 S.F. (ISLAND AREA)
INTERIOR TREES REQUIRED	
EXISTING AREA	67 (2 TREES PER 250 S.F.)
EXPANSION AREA	13 (2 TREES PER 250 S.F.)
PROPERTY PERIMETER	2,100 LINEAR FEET

NOTE: 20' PERIMETER SCREENING LANDSCAPE BUFFER AREA HAS BEEN ELIMINATED BASED ON THE ADJOINING PROPERTY OWNERS LETTER WAIVING THIS BUFFER. SEE ARTICLE 6 OF THE ZONING ORDINANCE.

ADJACENT PROPERTY OWNERS

NO.	DEED BK / PG	OWNER	PARCEL ID
1	266 / 664	GANO AVENUE BAPTIST CHURCH	168-30-007.000
2	392 / 667	GEORGETOWN SENIOR LIVING, LLC	168-30-021.000
3	392 / 672	GEORGETOWN SENIOR LIVING, LLC	169-10-001.002

UTILITY EASEMENT DESCRIPTION

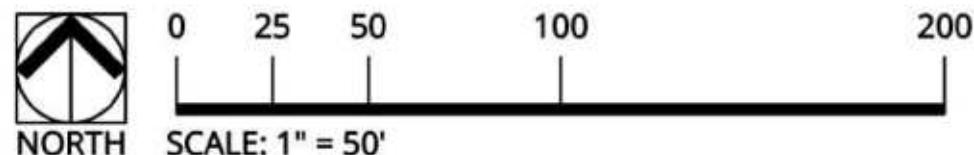
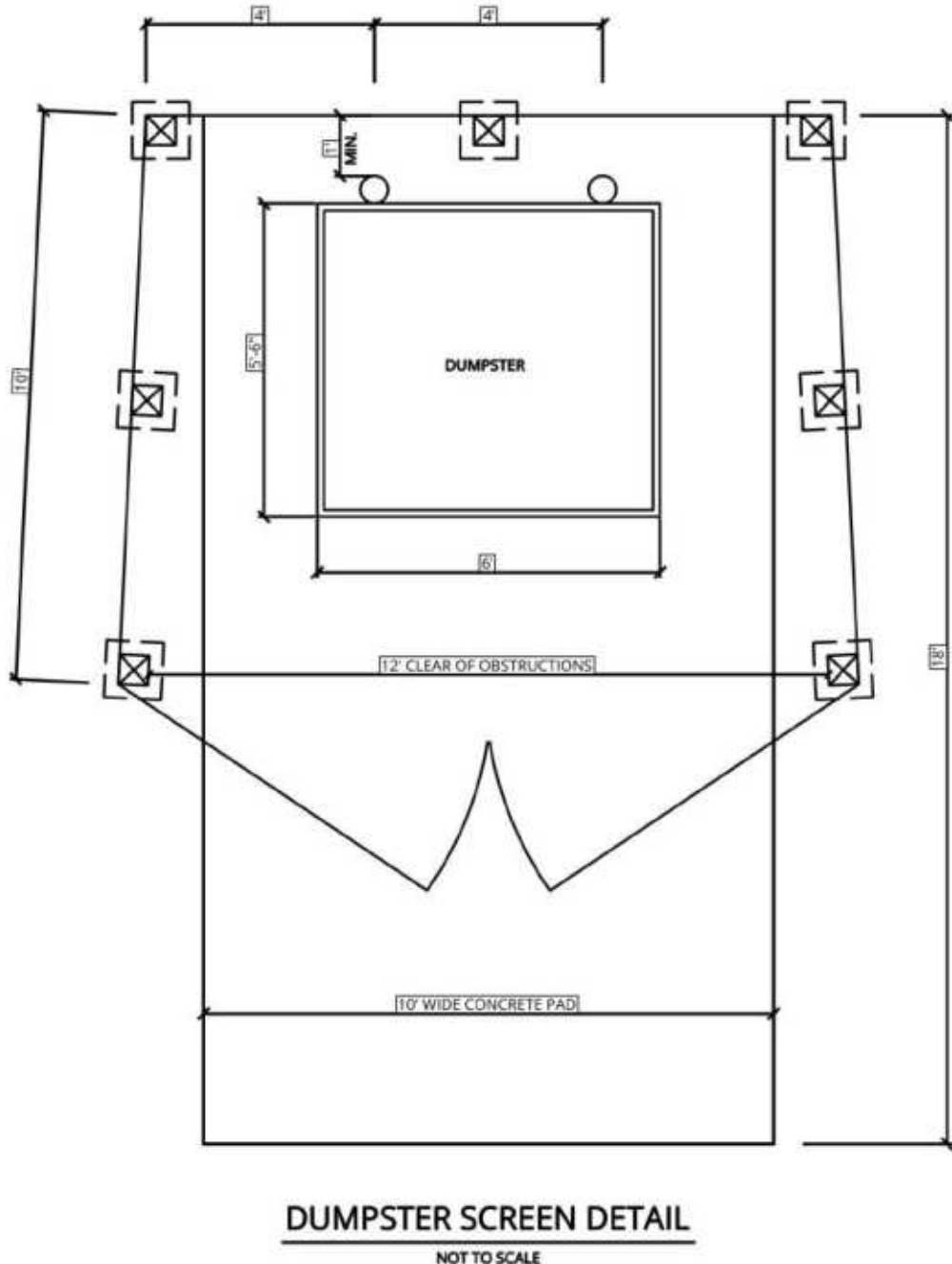
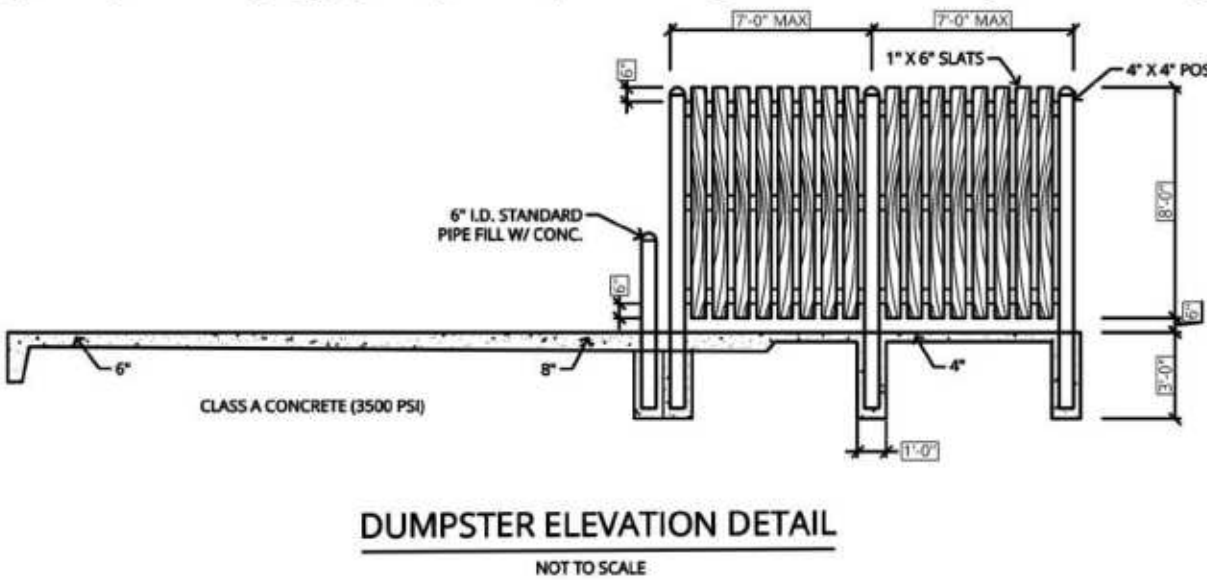
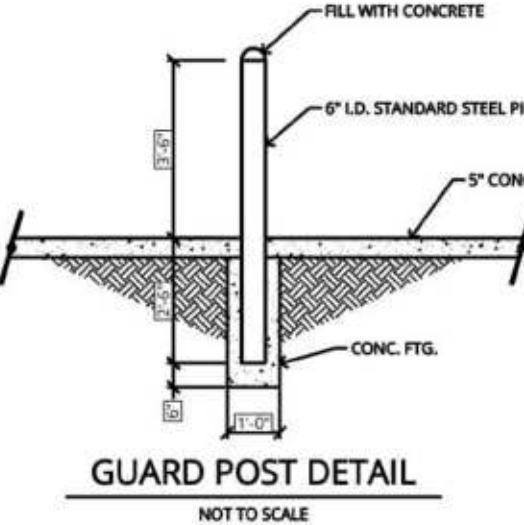
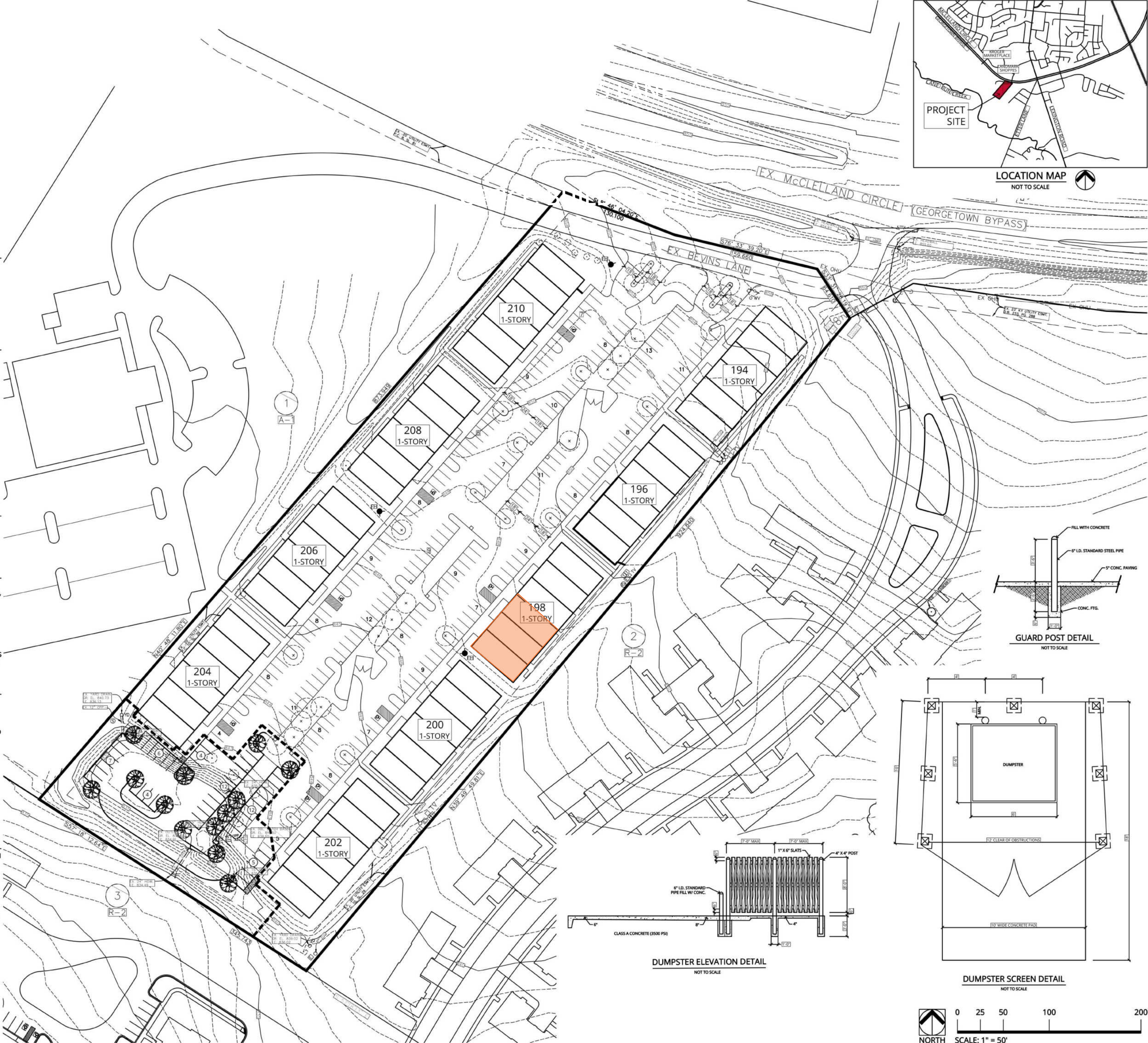
EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BELLSOUTH COMPANY, AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATING EASEMENTS WILL HAVE A 5' EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.

GENERAL PROJECT NOTES

- THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED FINAL DEVELOPMENT PLAN FOR THIS PROPERTY TO ALLOW FOR REMOVAL OF THE EXISTING DETENTION BASIN AND EXPANSION OF EXISTING PARKING AREA TO ALLOW FOR APPROXIMATELY 50 ADDITIONAL PARKING SPACES.
- DETENTION FOR SUBJECT PROPERTY SHALL BE PROVIDED ON ADJACENT PROPERTY (LOT #3) AND CONSTRUCTED AS A PORTION OF THE PROPOSED ASHTON GROVE DETENTION REQUIREMENTS.
- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
- STORM SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
- ALL AREAS TO BE DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED; SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 3:1 SHALL HAVE ADDITIONAL PROTECTION OF EROSION CONTROL BLANKETS/NETTING IN ORDER TO PREVENT EROSION.
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON RECORDED SUBDIVISION PLAT.
- GRADING, DRAINAGE AND PAVEMENTS ARE SUBJECT TO CHANGE BASED ON THE FINAL CONSTRUCTION PLANS.
- A MEMORANDUM OF UNDERSTANDING WAS SIGNED BETWEEN THE LANDMARK DEVELOPMENT GROUP, LLC (ORIGINAL DEVELOPER) AND GANO BAPTIST CHURCH WAS SIGNED ON MARCH 16, 2007 WHICH ADDRESSES THE RECONSTRUCTION, GRADING, MAINTENANCE, VEHICULAR ACCESS TO THE GANO BAPTIST CHURCH DURING CONSTRUCTION. THIS MEMORANDUM OF UNDERSTANDING WAS COMPLETED TO SPECIFICALLY SATISFY THE ISSUES RAISED BY THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.



LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

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OWNER

LANDMARK OFFICE  
CENTRE COUNCIL OF  
CO-OWNERS, INC.  
300 E. MAIN STREET, SUITE 200,  
LEXINGTON, KY 40507

PROJECT NAME

LANDMARK  
OFFICE CENTRE  
(KELLY-OWEN PROPERTY)

PROJECT ADDRESS

194-210 BEVINS LANE  
GEORGETOWN, KY 40324

SHEET TITLE

AMENDED FINAL  
DEVELOPMENT PLAN

DATE ISSUED  
DRAWN BY  
CHECKED BY  
PROJECT NUMBER

APRIL 2, 2018  
YZ  
KWR

REVISIONS  
DATE

SHEET NUMBER



KENTUCKY  
*Georgetown*  
SCOTT ★ COUNTY



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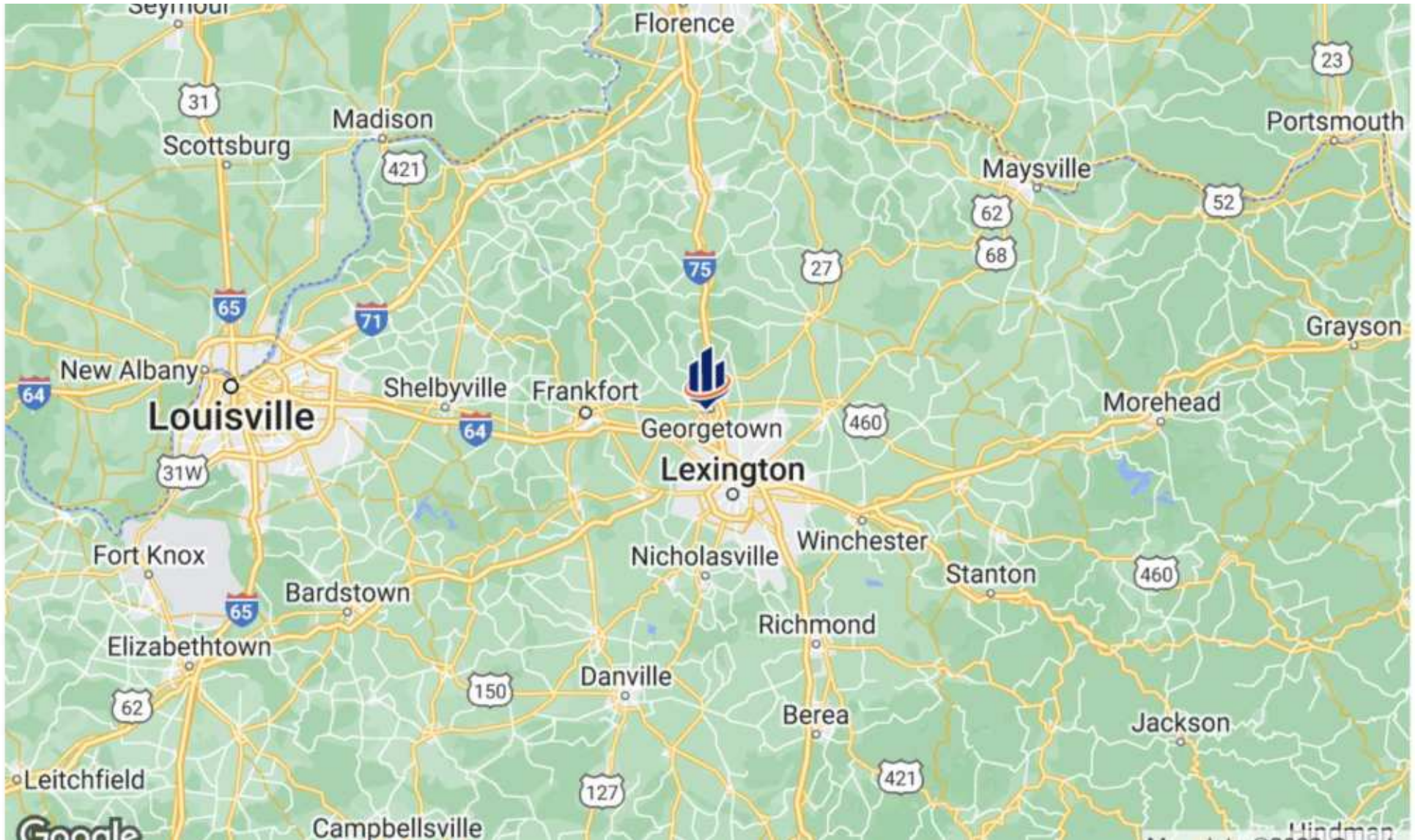
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**LOCATION DESCRIPTION**

Georgetown, Kentucky, 10 miles north of Lexington off I-75, is the county seat of Scott County as well as the home of Georgetown College, a private liberal arts college. Georgetown is very proud of its heritage and excited about the tremendous growth the city has experienced in the last few years. Scott County is the second fastest growing county in Kentucky with population now exceeding 57,000 per the 2020 US Census data. Georgetown is home to the largest Toyota Manufacturing plant in the world with over 8,000 employees. Toyota recently invested \$1.3 billion in their Georgetown plant. Since the opening of Toyota Motor Manufacturing, employment has risen; the City, County, and School System have prospered; Toyota is a wonderful asset to the community and a huge reason for the growth of the town. Georgetown is fortunate to have the finest of Fire, Police and Public Works Departments. The employees are highly trained with benefit of the latest in technology and equipment. Georgetown offers downtown shopping and shopping malls, restaurants, recreation, sports, beautiful surroundings, and Georgetown College.



## LOCATION MAP



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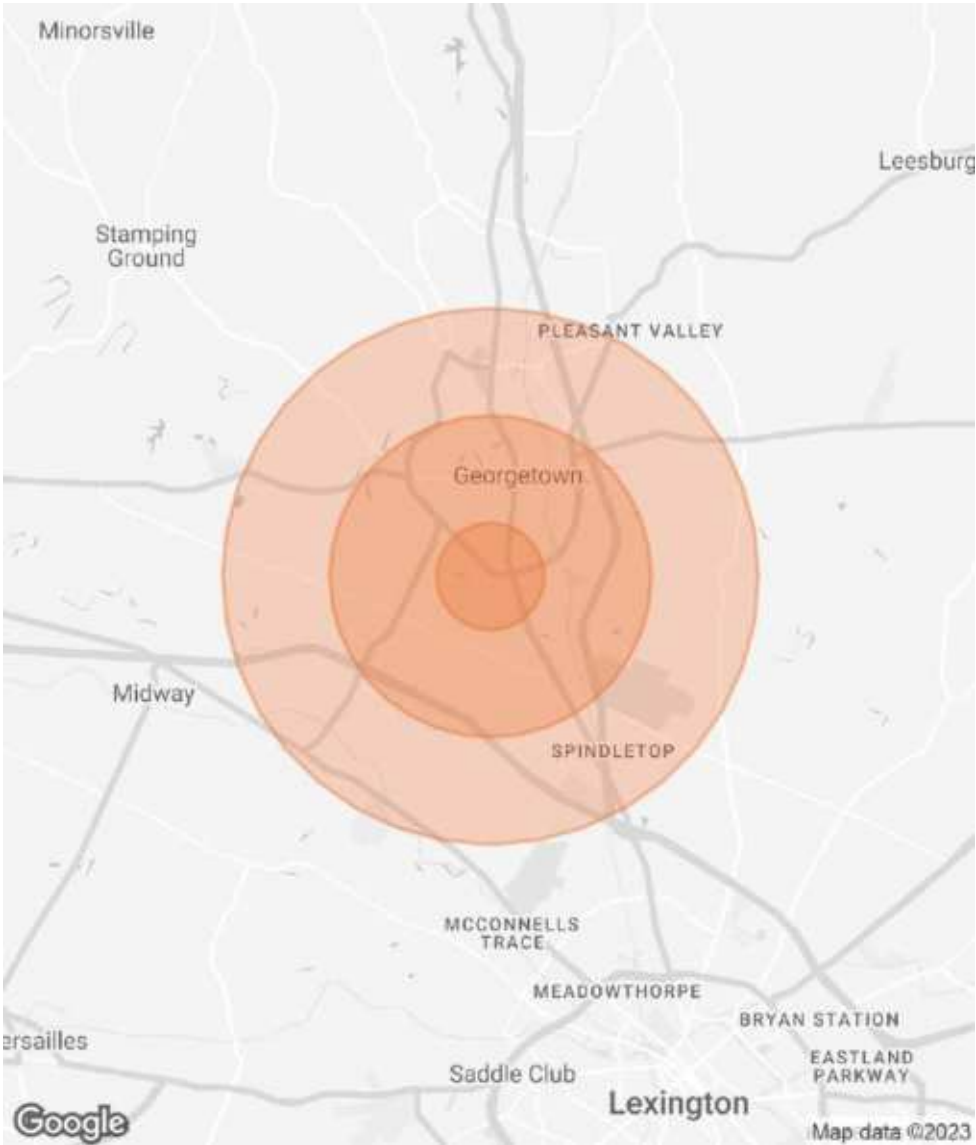


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,751	25,999	38,755
AVERAGE AGE	33.2	34.6	35.6
AVERAGE AGE (MALE)	33.9	33.9	34.7
AVERAGE AGE (FEMALE)	31.8	34.6	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,863	10,504	15,037
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$72,148	\$72,243	\$78,895
AVERAGE HOUSE VALUE	\$156,126	\$177,215	\$204,125

\* Demographic data derived from 2020 ACS - US Census



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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.

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