



LEASE

Landmark Office Centre Suite Available

198 BEVINS LANE

Georgetown, KY 40324

PRESENTED BY:

SHAUN COOK

Property Manager / Advisor

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**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 or Shaun Cook at 859.306.0595 // 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

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

BUILDING INFORMATION

BUILDING SIZE	9,000 SF
BUILDING CLASS	A
TENANCY	Multiple
SPACE AVAILABLE	2,598 SF

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.



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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 & 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 UPDATES, ADDITIONAL, 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 #305, NOM. 2X4 STUDS @ 16" O.C. W/ 5/8" 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:

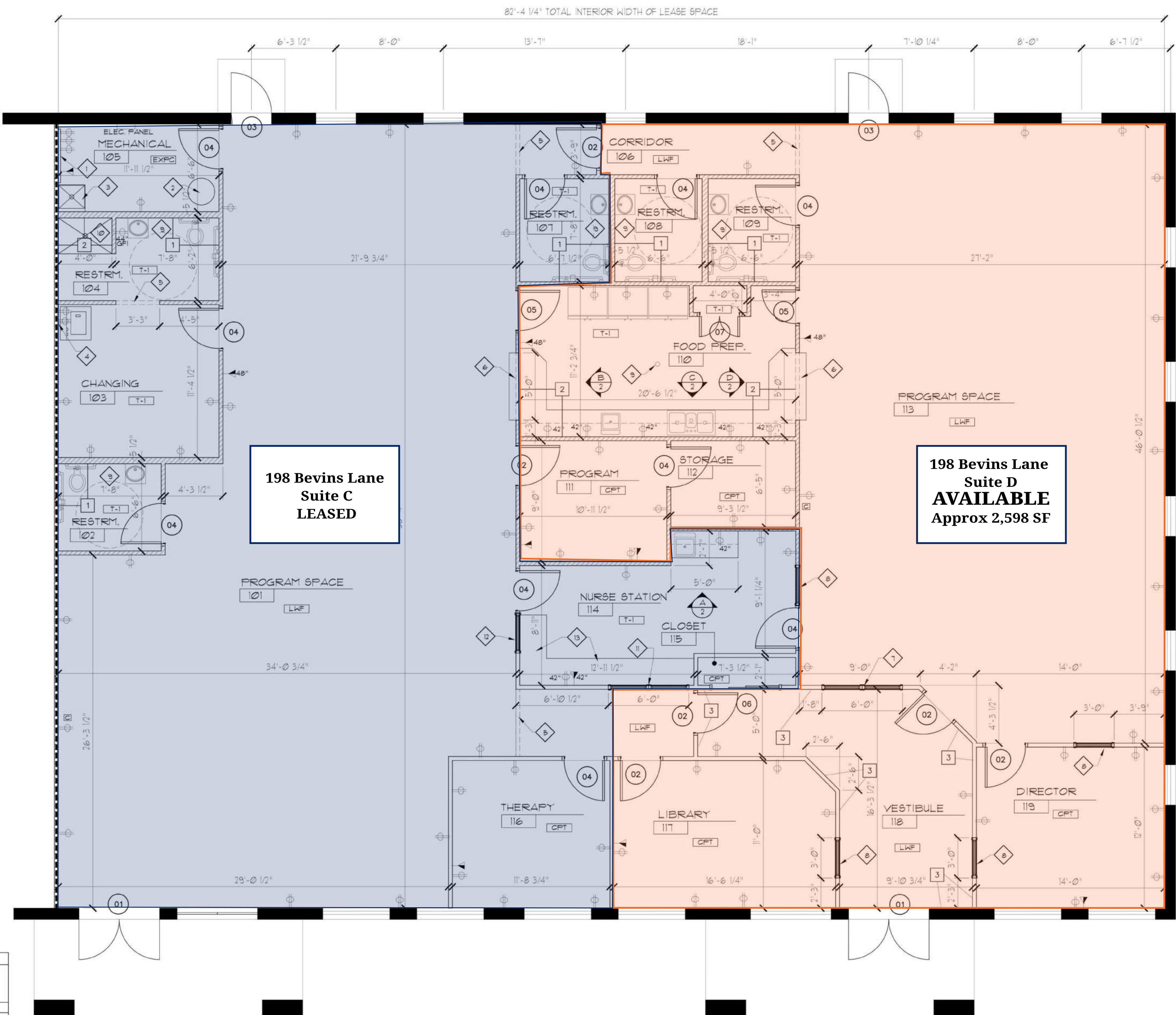
- 4'X4' SHEET OF 1/2" PLYWOOD SECURED OVER GYP. BOARD @ 48" AFF.
- WATER HEATER
- 24" FLOOR MOP SINK W/ HEAVY DUTY SPROUT/HOSE CONNECTION @ 30" AFF. PROVIDE FRP. ON ALL WALLS ABOVE.
- PROVIDE WASHER/DRYER HOOK-UP & VENT.
- BULKHEAD @ 8'-0" AFF.
- PASS-THRU @ 36" AFF. (LEVEL W/ COUNTERTOP IN FOOD PREP) W/ BULK HEAD @ 6'-8" AFF.
- (2) 36" W X 72" T. WINDOWS @ 8" AFF. PROVIDE HORIZONTAL MULLION @ 36" AFF.
- (1) 36" W X 72" T. 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.

MARK	DOOR			FRAME			FIRE RATING	HDLR SET NO.	
	SIZE	WD	HGT	THK	MATL	GLAZING	TYPE	MATL FINISH	
00	EXISTING DOOR & FRAME TO REMAIN						PAINT		3
01	3' 6"-0" x 1' 8"	3'	8'	1"	SCWD	YES	FULL GLS - 1/2" TEMP - CLEAR	WD. PAINT	5
02	3' 6"-0" x 1' 8"	3'	8'	1"	SCWD	YES	VISION PANEL - 1/2" TEMP - CLEAR	WD. PAINT	2
03	3' 6"-0" x 1' 8"	3'	8'	1"	SCWD	YES	--	WD. PAINT	1
04	3' 6"-0" x 1' 8"	3'	8'	1"	SCWD	NO	--	WD. PAINT	4
05	3' 3"-6" x 1' 2"	3'	8'	1"	SCWD	NO	--	WD. PAINT	1
06	8' 6"-0" x 1' 8"	8'	8'	1"	SCWD	NO	POCKET DOOR	WD. PAINT	6
07	3' 6"-0" x 1' 8"	3'	8'	1"	SCWD	NO	DUAL SWING	WD. PAINT	7

HARDWARE SETS:

- PASSAGE LEVER SET, CLOSER, WALL STOP
- KEY LEVER/HANDLE 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.



FLOOR PLAN

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

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.

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

PROGRAM SPACE 101	=	1,568 sf / 35 = 45
PROGRAM SPACE 113	=	1,203 sf / 35 = 34
OFFICES (1 EACH)	=	5
FOOD PREP	=	2
CHANGING	=	1
VESTIBULE	=	2
LIBRARY	=	181 sf / 50 = 3

TOTAL OCCUPANCY = 92

STUDIO A
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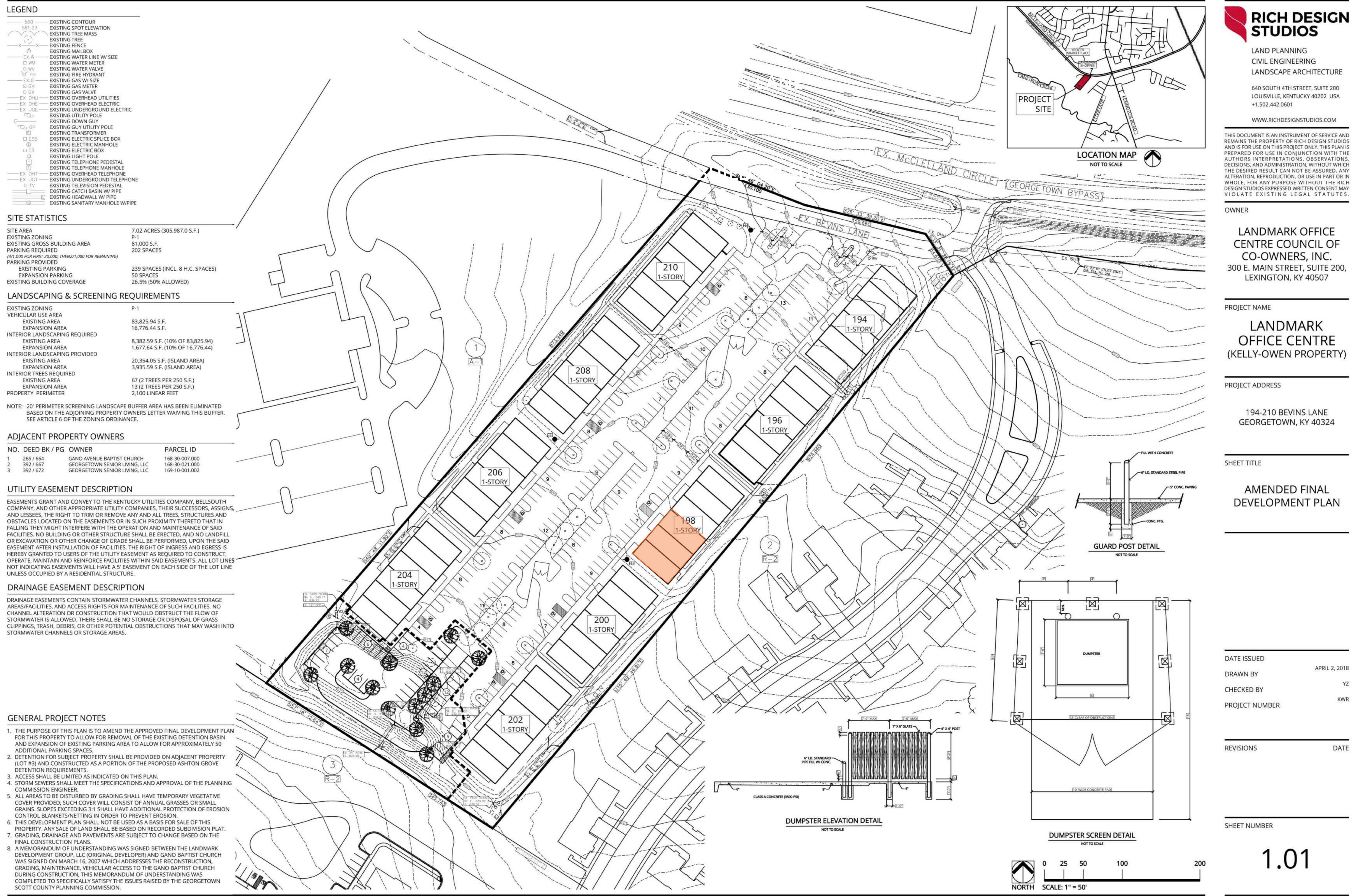
PROJECT NAME
ACTIVE DAY
SENIOR CARE
198 Bevins Lane, Suite F
Georgetown, Ky.

CLIENT
SEAL

No.	Description	Date
CD		

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A-1	
Project number	2013-078
Date	7/28/14
Scale	



KENTUCKY

Georgetown

SCOTT ★ COUNTY



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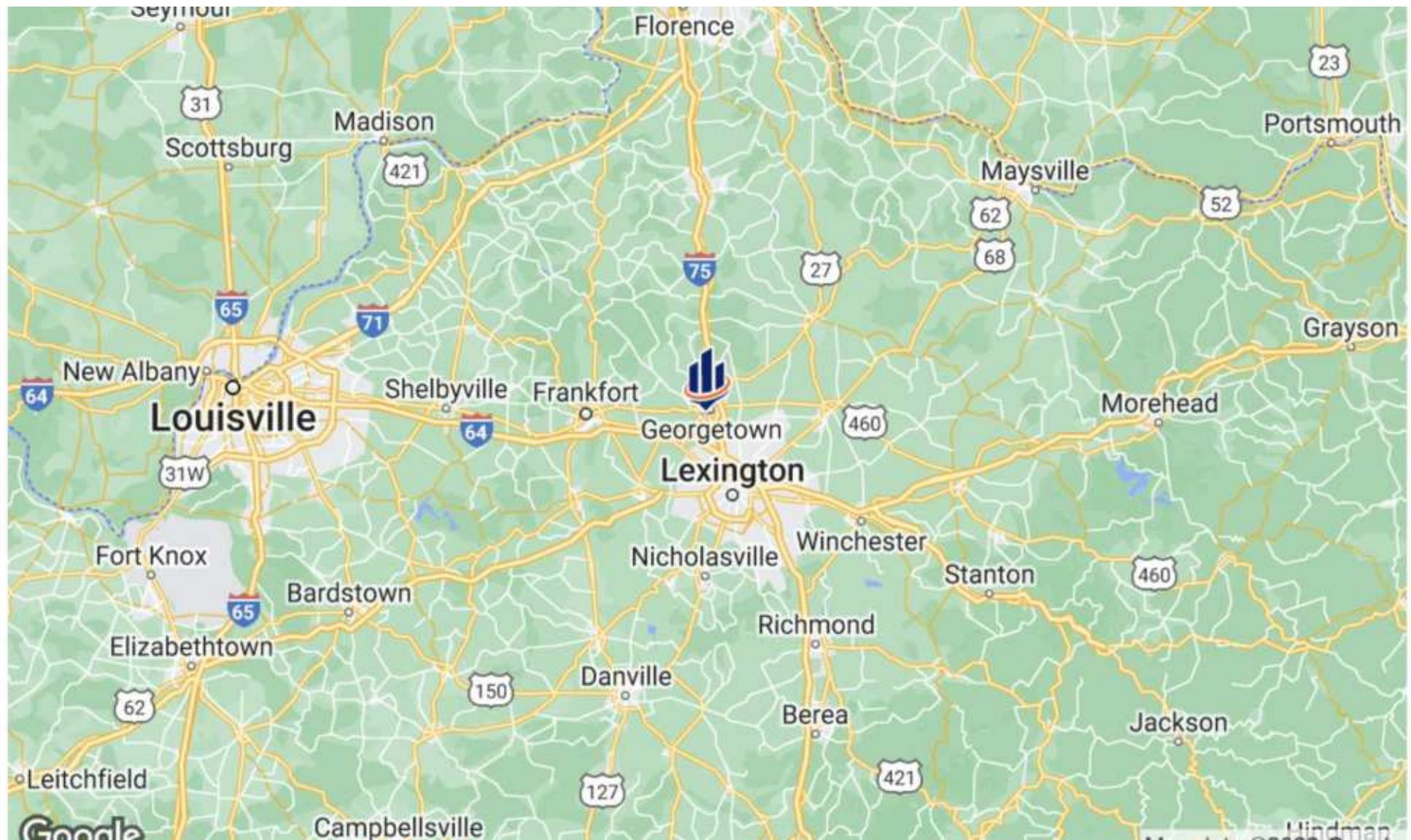
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LOCATION DESCRIPTION

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



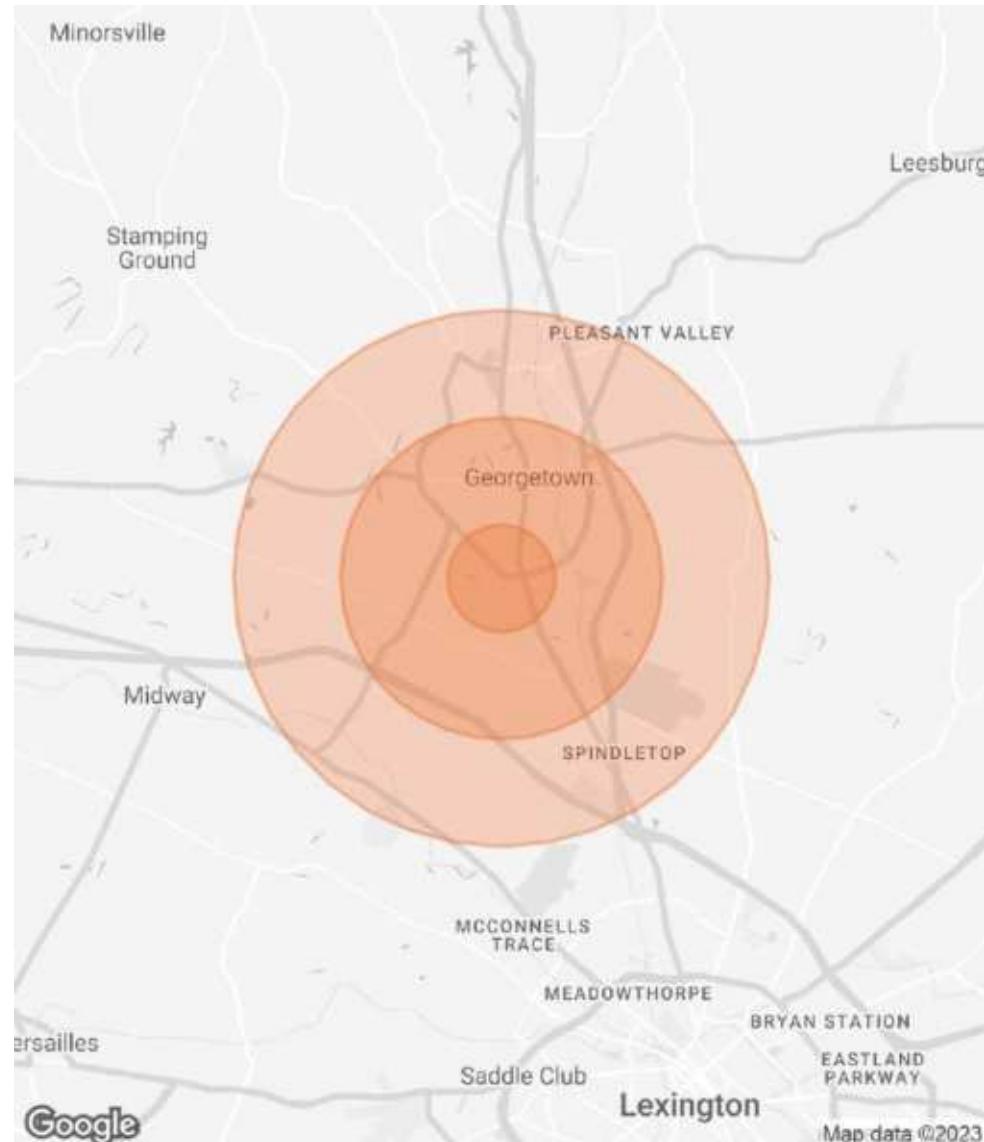
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DEMOGRAPHICS MAP & REPORT

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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DISCLAIMER

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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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