



# 120 PROSPEROUS PLACE OFFICE BUILDING

120 PROSPEROUS PLACE  
LEXINGTON, KY 40509

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# Property Summary



## OFFERING SUMMARY

Available SF:	2,766 - 14,677 SF
Lease Rate:	\$18.95 SF/yr (Gross)
Lot Size:	2.87 Acres
Year Built:	1997
Building Size:	47,754 SF
Zoning:	P-1
Market:	Central Kentucky
Submarket:	Lexington

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this Class A office building located at 120 Prosperous Place in Lexington, Kentucky. This three story office building has a total of 47,754 SF on 2.87 acres and over 200 parking spaces. The property has 19,911rsf available including the entire 2nd Floor [14,677rsf]. This building can accommodate both large and small users with the minimum divisible being 2,766sf. This property offers easy access to I-75/I-64, Richmond Road and Man O' War, and New Circle Road, and is just minutes away from the Richmond Road retail corridor and Hamburg Pavilion regional shopping center. Please contact us to get more information on this great opportunity. Property is also available for sale.

## PROPERTY HIGHLIGHTS

- \$18.95/SF/Year
- Over 19,000sf Available
- Minimum divisible 2,766sf
- Great location near corner of Richmond Road and Man O' War
- Adjacent to St. Joseph East Hospital, other medical and traditional office space
- Easy Access to I-75/I-64, Richmond Road, Man-O-War, and New Circle Road

# Property Details

## LEASE RATE

**\$18.95 SF/YR**

### LOCATION INFORMATION

Building Name	120 Prosperous Place Office Building
Street Address	120 Prosperous Place
City, State, Zip	Lexington, KY 40509
County/Township	Fayette
Market	Central Kentucky
Submarket	Lexington

### BUILDING INFORMATION

Building Size	47,754 SF
Building Class	A
Occupancy %	47%
Tenancy	Multiple
Number Of Floors	3
Year Built	1997
Gross Leasable Area	45,868 SF
Load Factor	Yes

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	P-1
Lot Size	2.87 Acres

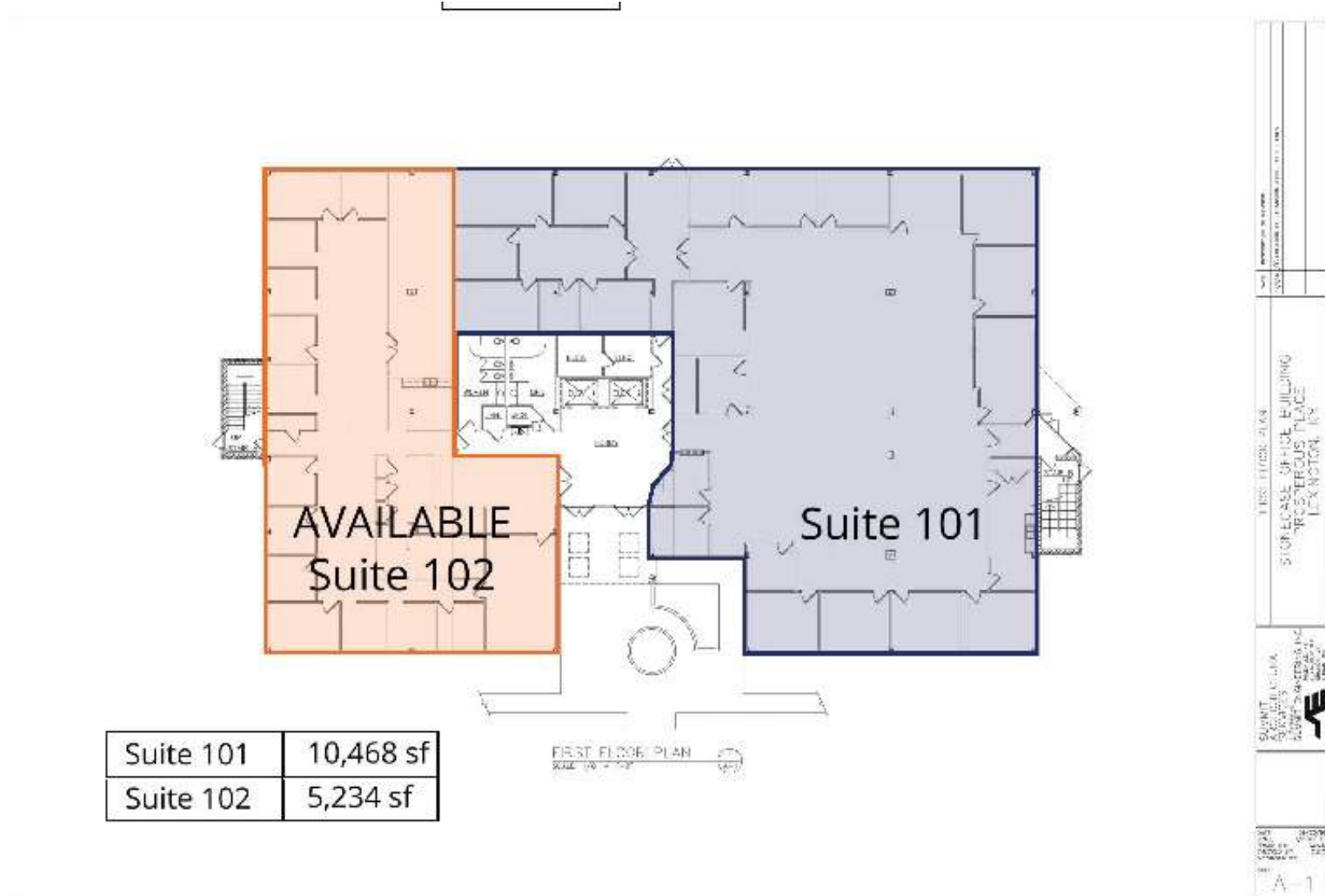
### PARKING & TRANSPORTATION

Parking Ratio	4.69
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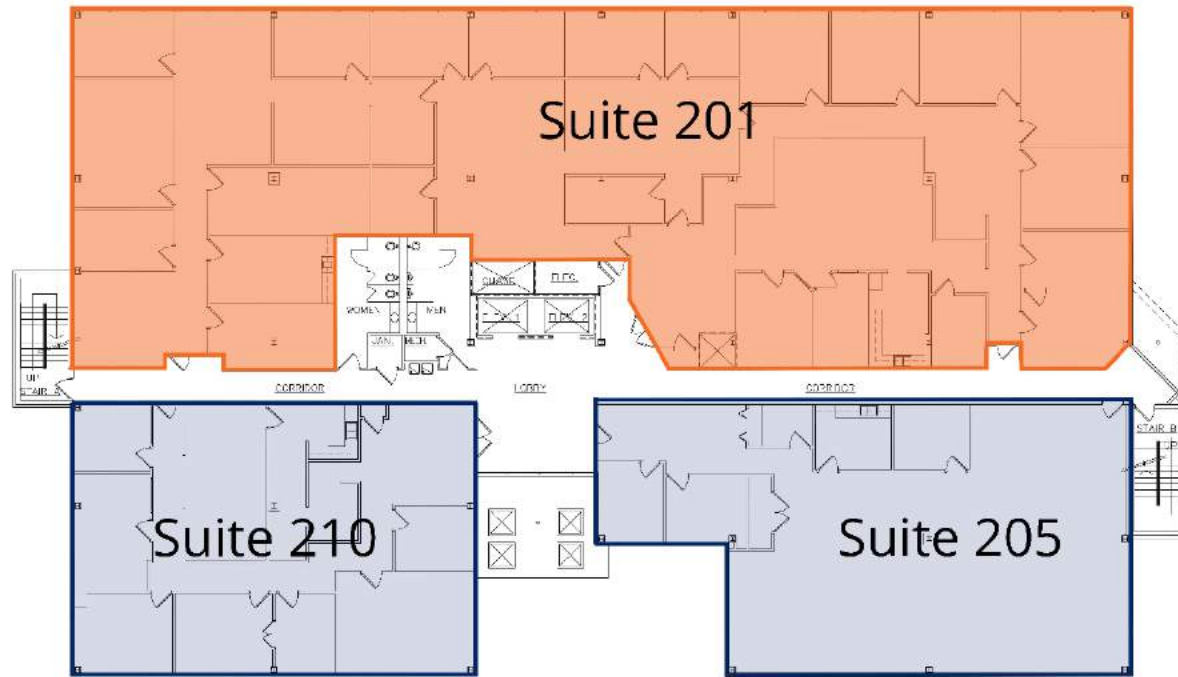
### UTILITIES & AMENITIES

Number Of Elevators	2
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# Floor Plan - 1st Floor



# Floor Plan - 2nd Floor



Suite 201	8,688 sf
Suite 205	3,223 sf
Suite 210	2,766 sf

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN  
 SIGN-CASH OFFICE BUILDING  
 PROSPEROUS PLACE  
 LEXINGTON, KY

SVN ARCHITECTURAL SERVICES GROUP, INC. ENGINEERING, INC.  
 120 PROSPEROUS PLACE, SUITE 200  
 LEXINGTON, KY 40509

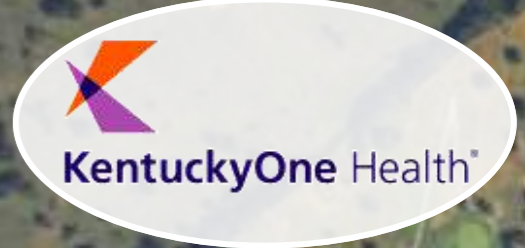
DATE: 03/26/15  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: J.S.  
 CHECKED BY: J.S.  
 SPEC: A-2

**Subject Property:  
120 Prosperous Place**



Man O' War Blvd

Richmond Road



# Additional Photos



# Location Maps





# 120 Prosperous Tenants



Valvoline Inc. (NYSE: VVV) is a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries. Established in 1866, Valvoline's heritage spans over 150 years, during which it has developed powerful brand recognition across multiple product and service channels. The highly trusted brand ranks as the No. 3 passenger car motor oil brand in the DIY market by volume and the No. 2 quick-lube chain by number of stores in the United States. The company operates and franchises more than 1,100 Valvoline Instant Oil Change<sup>SM</sup> centers in the United States.



Spurgeon & Tinker is a civil litigations law firm with offices in Lexington and Painstville. They specialize in representing victims of catastrophic injuries and protect the interests of insurance providers. Both Sandra Spurgeon and William Tinker have more than 20 years experience with insurance litigation.



**MAGNUM HUNTER**  
RESOURCES CORPORATION

Magnum Hunter Resources Corporation is an Irving, Texas based independent exploration and production company engaged in the acquisition, development and production of natural gas, natural gas liquids and crude oil, primarily in the States of West Virginia and Ohio. Magnum Hunter Production is a wholly owned subsidiary of Magnum Hunter Resources Corporation. The Company is presently active in two of the most prolific unconventional shale resource plays in North America, the Marcellus Shale and Utica Shale located in Northwest West Virginia and Southeast Ohio.

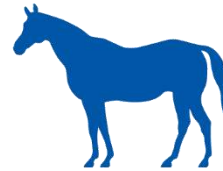


**BLACKHAWK**  
MINING, LLC

Blackhawk Mining, LLC is a diversified coal mining company headquartered in Lexington, Kentucky. They currently operate 9 mining complexes across 3 states with approximately 3,000 employees.

# Lexington, Kentucky

Lexington, Kentucky is located in central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH. Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being “Horse Capital of the World”. The main economic driver of Lexington is the University of Kentucky and its affiliated medical centers.



## LEXINGTON

**Population:** Lexington has an estimated population of 325,000 residents and an annual growth rate of 1.26%.

**Housing:** Per the Fayette County Housing Demand Study, as of 2015, Fayette County had 139,840 housing units, excluding on-campus dormitories and other types of Group Quarters. Renter occupied units consisted of 48.5% of the total housing units.

**Employment:** Per the 2014 Census Bureau, there were 191,977 jobs located in Fayette County; a 16.9% increase from 2002.

**Income:** The median household income for Fayette County is \$49,778 according to the ACS 5-Year Estimates.

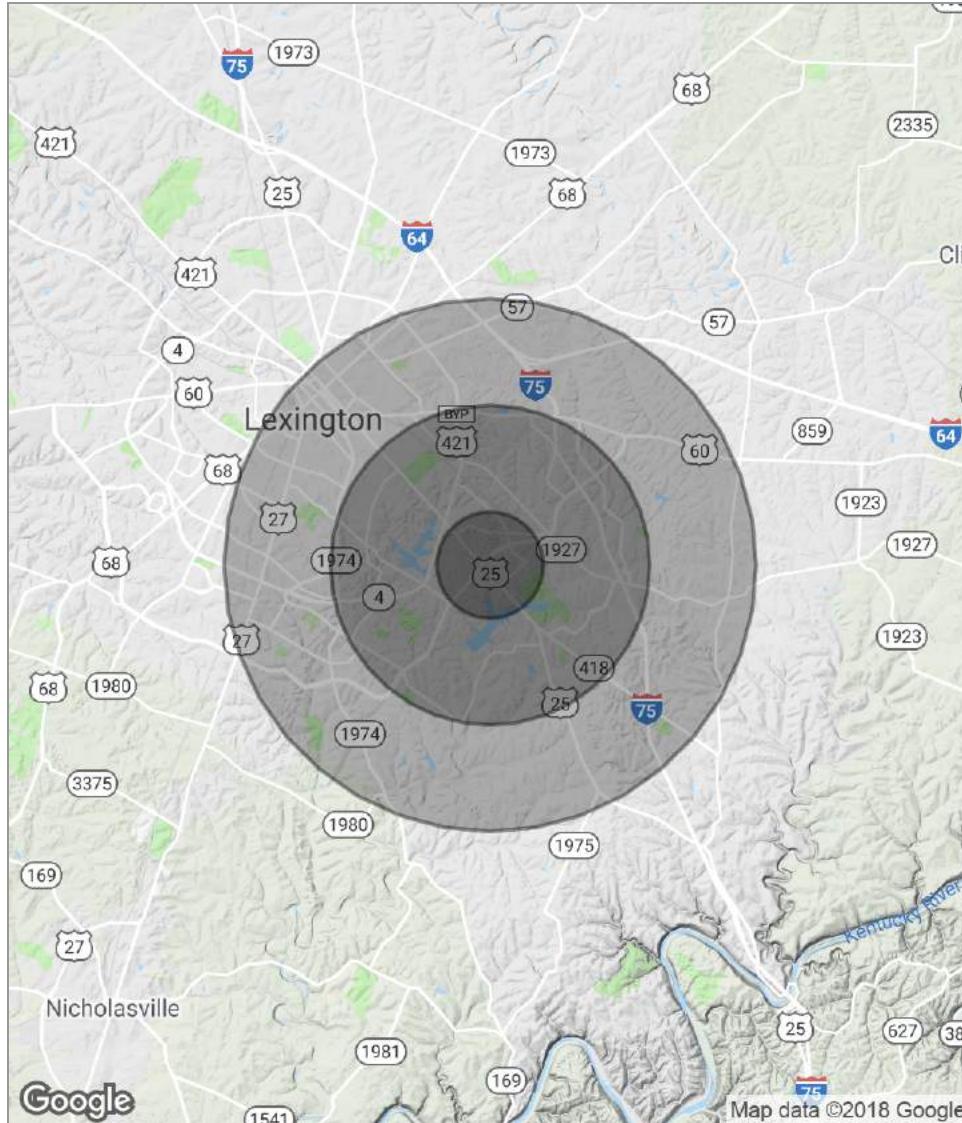
**Ethnicity:** Per the 2015 ACS, Non-Hispanic Whites represent 72.4%, Non-Hispanic Blacks represent 14.3%, Hispanics represent 6.9%, and Non-Hispanic Asians Represent 3.5% of the residents in Fayette County.

### Major Regional Employers

University of Kentucky.....Healthcare/Education  
Kentucky State Government.....Government  
Toyota Motor Manufacturing.....Manufacturing  
Fayette County Public Schools.....Education  
Lexmark International Inc.....World HQ  
KentuckyOne Health.....Healthcare  
Baptist Health.....Healthcare  
Amazon.com.....Distribution  
Lockheed Martin.....Manufacturing  
Valvoline.....Headquarters



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,597	75,132	186,460
Median age	30.1	33.4	33.4
Median age (male)	29.4	32.6	32.9
Median age (Female)	32.6	35.0	34.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,428	33,402	81,223
# of persons per HH	2.1	2.2	2.3
Average HH income	\$49,916	\$70,158	\$66,992
Average house value	\$252,812	\$241,859	\$241,488

\* Demographic data derived from 2010 US Census

# SVN Real Estate Team

## MEET THE TEAM

### Biography



Matt Stone, CCIM, MBA  
Managing Director

Matt Stone, CCIM, MBA is the Managing Director of SVN Stone Commercial Real Estate specializing in the sale and leasing of retail, office, industrial, multi-family, and hospitality property in central Kentucky, specifically Lexington. Matt personally oversees the day to day operations of the company, brokerage of commercial investment properties and user properties, as well as property management. He also does consulting with banks and private investors to help with property evaluation for distressed loan purchasing, workouts, REO disposition, and general opinions of value. Matt has also been a court appointed receiver on property. Matt and his team continue to perform property management and bookkeeping services for retail, industrial, office, and multi-family properties throughout Central Kentucky.

Stone earned a Masters of Business Administration [MBA] and a Bachelor of Science in Mathematics Education from the University of Kentucky. Matt is a Certified Commercial Investment Member [CCIM] and served as the 2015-2016 CCIM President for the Lexington District of the Kentucky CCIM Chapter, The Co-Chair of the Tennessee/Kentucky Idea Exchange for the International Council of Shopping Centers [ICSC], Commercial Property Association of Lexington [CPAL], on the Lexington Advisory Board for Cumberland Valley National Bank [CVNB], a board member for National Christian Foundation - Kentucky [NCF], and on the board of Christian Student Fellowship [CSF] at the University of Kentucky. He also serves clients as a business manager and consultant for individuals and small businesses.

Prior to SVN Stone Commercial Real Estate, Matt served on staff in Lexington with Young Life. He is currently involved at Southland Christian Church, and in other non-profit ministries and organizations around the country and in Lexington. Matt is an avid golfer, and runner, and also enjoys spending time and traveling with his wife, son, and two daughters.

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Nathan Dilly  
Advisor

Nathan serves as an Advisor for SVN Stone Commercial Real Estate. He is a Lexington native and graduated from the University of Kentucky.

Nathan specializes in retail leasing and investment sales across all asset types. He has been involved in distressed asset sales, institutional size transactions, and ground up development projects. Nathan also represents a variety of clients with needs ranging from small leasing to land acquisition and new development. He works closely with Buyers and Sellers on net leased assets such as Dollar General and specializes in 1031 Exchange transactions.

Nathan enjoys spending time with his wife, Cassie, boating, traveling and playing guitar. You can contact him at 859.420.5492 or nathan.dilly@svn.com

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