



FOR LEASE | OFFICE

BANK OWNED MEDICAL OFFICE BUILDING AVAILABLE FOR LEASE

150 Mt. Vernon Drive, Georgetown, KY 40324



LEASE OVERVIEW

AVAILABLE SF:	6,861 SF
LEASE RATE:	Negotiable
LOT SIZE:	1.39 Acres
BUILDING SIZE:	20,584 SF
BUILDING CLASS:	B
ZONING:	B-2
MARKET:	Central Kentucky
SUB MARKET:	Georgetown
CROSS STREETS:	US 25/Broadway/ Lexington Rd & Washington Square

PROPERTY DESCRIPTION

Sperry Van Ness Lexington is pleased to offer this BANK OWNED three story MEDICAL OFFICE building available for lease or sale. The building has a great location near the Georgetown Hospital and Washington Square Shopping Center. Located just off US 25/Lexington Road/Broadway this building can be used for doctor or dentist offices, other medical related entities, or any general office use. Perfect for owner occupant or an investor looking for a value add opportunity. The building is 20,584 sf and sits on 1.385 acres with ample parking available, as well as elevator, and first and second floors fit up for use. There are additionally two separate vacant lots totaling 2.058 acres contiguous to this property that are also available for sale. Tract 2A is 1.441 acres and Tract 2C is 0.617 acres. They can be purchased separately or combined.

Contact Matt Stone at 859-264-0888 or matt.stone@svn.com for more information on this property.



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Lease Rate: NEGOTIABLE **Total Space** 6,861 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
150 Mt. Vernon Drive	Medical	NEGOTIABLE	NNN	6,861 SF	Negotiable	First Floor space 6,861sf fit up for medical offices Second and Third Floor also available.
150 Mt. Vernon Drive	Medical	NEGOTIABLE	NNN	6,861 SF	Negotiable	Second Floor space 6,861sf fit up for medical offices First and Third Floor also available
150 Mt. Vernon Drive	Medical	NEGOTIABLE	NNN	6,861 SF	Negotiable	Third floor space 6,861sf in shell condition First and Second Floors also available



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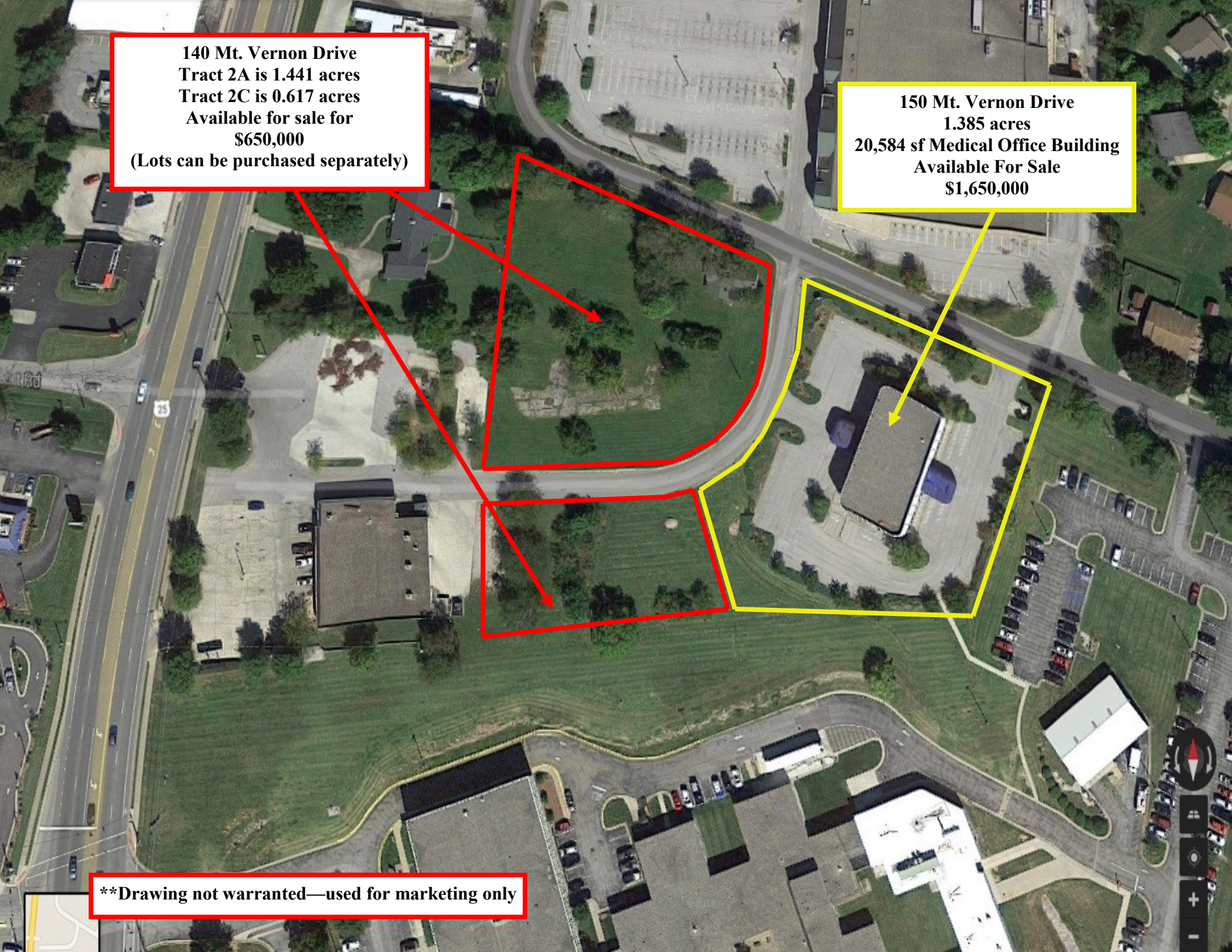
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**140 Mt. Vernon Drive
Tract 2A is 1.441 acres
Tract 2C is 0.617 acres
Available for sale for
\$650,000
(Lots can be purchased separately)**

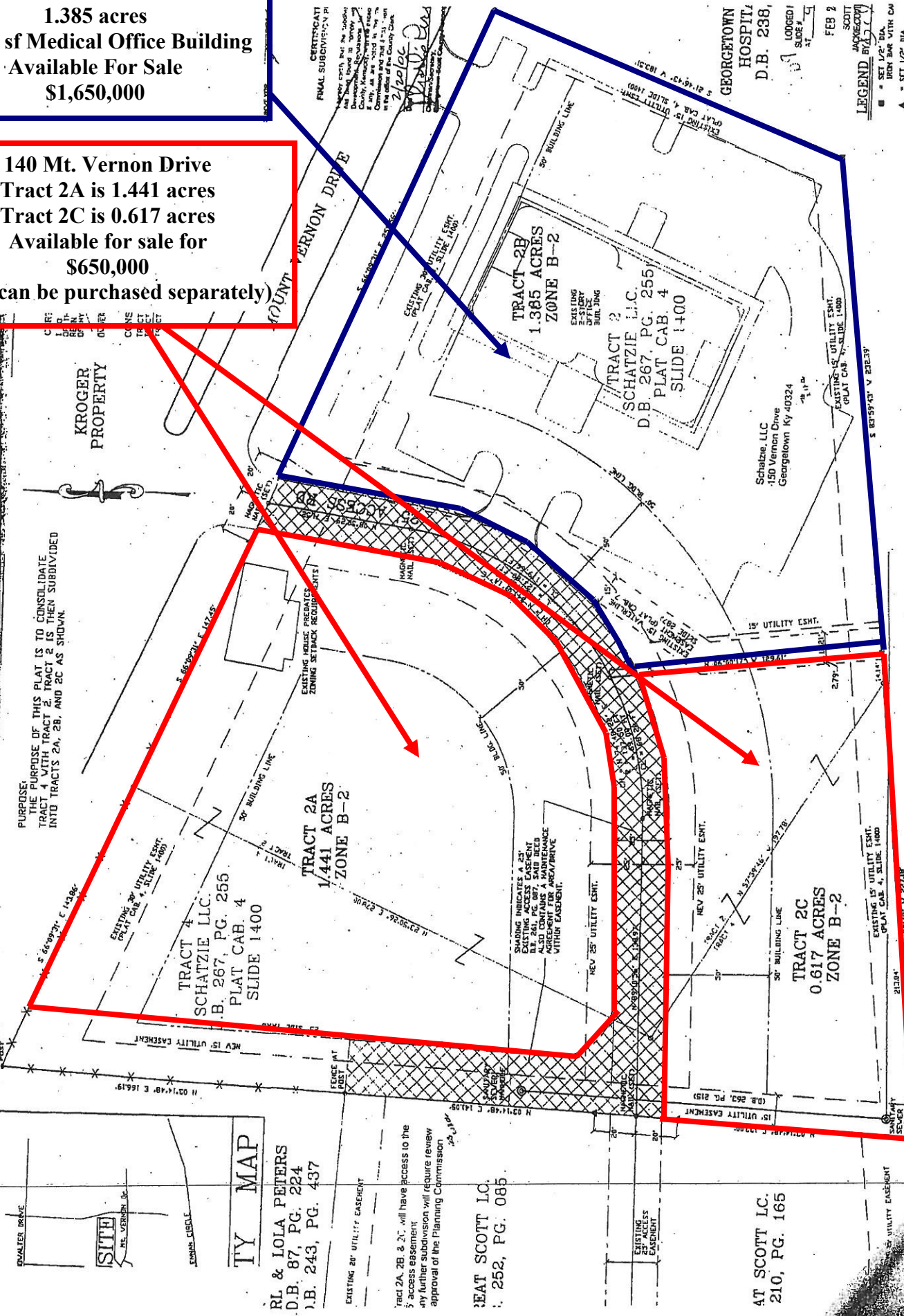
**150 Mt. Vernon Drive
1.385 acres
20,584 sf Medical Office Building
Available For Sale
\$1,650,000**

****Drawing not warranted—used for marketing only**



150 Mt. Vernon Drive
1.385 acres
20,584 sf Medical Office Building
Available For Sale
\$1,650,000

140 Mt. Vernon Drive
Tract 2A is 1.441 acres
Tract 2C is 0.617 acres
Available for sale for
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PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACT 4 WITH TRACT 2. TRACT 2 IS THEN SUBDIVIDED INTO TRACTS 2A, 2B, AND 2C AS SHOWN.

TY MAP
RL & LOLA PETERS
D.B. 87, PG. 224
J.B. 243, PG. 437

Tract 2A, 2B & 2C will have access to the 5' access easement. Any further subdivision will require review approval of the Planning Commission.

AT SCOTT L.C.
D.B. 252, PG. 085

AT SCOTT L.C.
D.B. 210, PG. 165

GEORGETOWN COMMUNITY HOSPITAL L.L.C.
D.B. 238, PG. 561

CERTIFICATE
FINAL SUBDIVISION PLAT
 I hereby certify that the above plat was lawfully adopted by the Board of Commissioners of the County of Boone, Kentucky, on this 22nd day of February, 2010, and that the same complies with all the provisions of the laws of the State of Kentucky relating to the subdivision of land.

GEORGETOWN HOSPITAL
D.B. 238,
LODGED
FEB 2
SCOTT JAMES

LEGEND
 ■ = SET 1/2" DIA.
 ▲ = SET 1/2" DIA.
 ○ = MONUMENTATION AS



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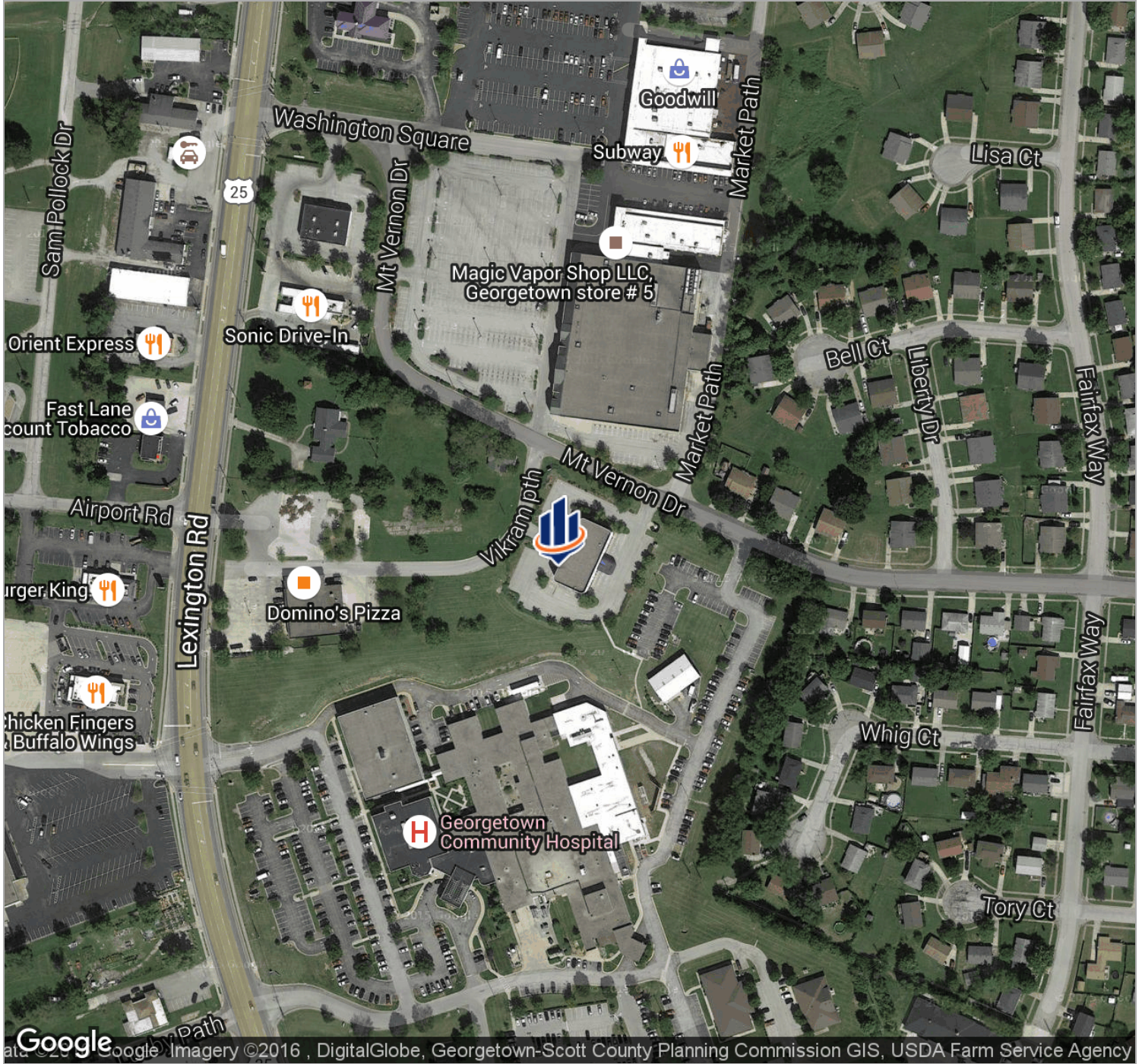
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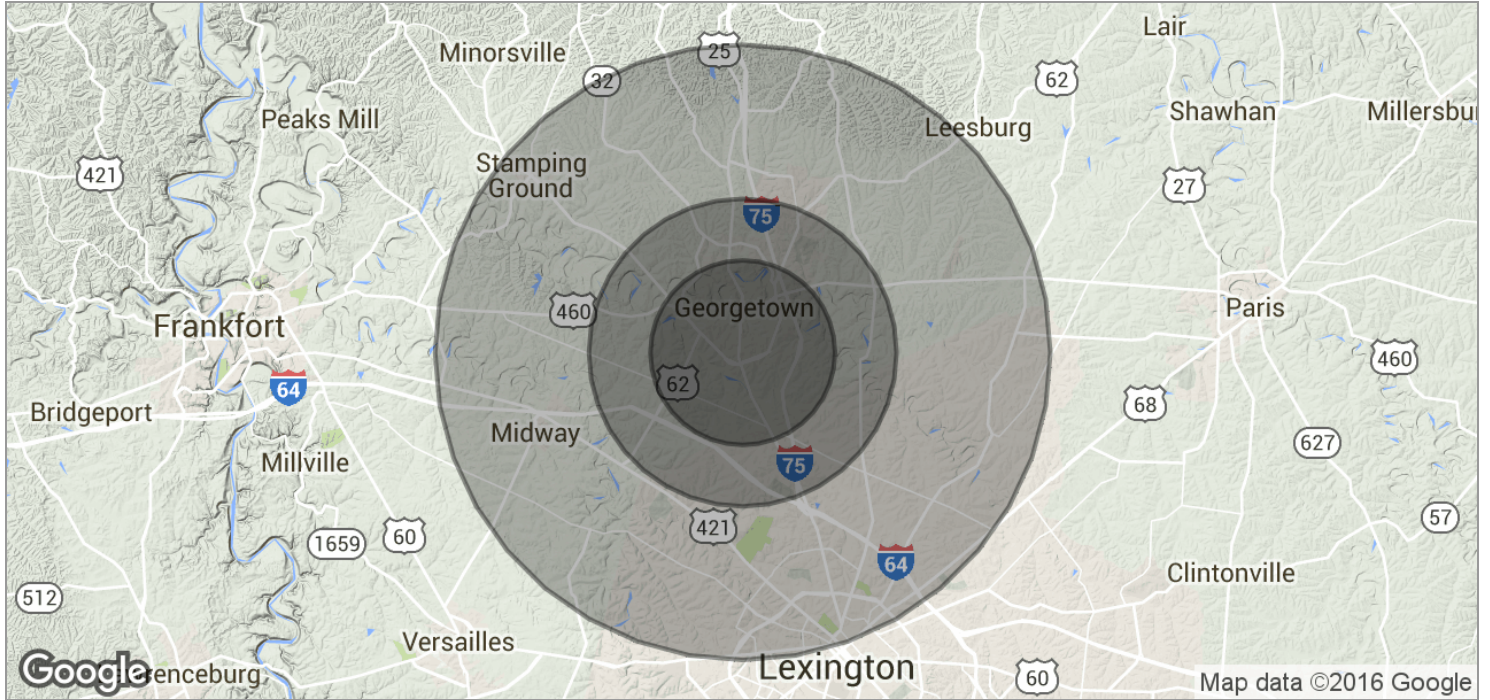
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,769	34,482	105,731
MEDIAN AGE	31.1	32.3	34.2
MEDIAN AGE (MALE)	31.2	32.3	33.7
MEDIAN AGE (FEMALE)	31.9	33.3	35.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,829	13,172	40,451
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$55,027	\$60,907	\$59,715
AVERAGE HOUSE VALUE	\$150,368	\$169,833	\$189,048



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