

Estate Settlement – Prime Lexington Office Park

Lexington, KY

Property #: TAA2521

Online Auction:

Bidding ends September 17th
at 3:00pm ET

Inspection Date & Time:

September 10th at 12:00pm ET

Property Location:

151 & 161 North Eagle Creek Drive
Lexington, Kentucky 40509

Auction Location:

www.tranzon.com



Office Portfolio – Stabilized Income with Strategic Growth Potential

Property Overview- Positioned within the North Eagle Creek Professional Office Park, this offering features Two Impressive Class B, Four-Story Office Buildings on a total 3.51± acres. Each Building will be available for Purchase Separately or in Combination – Bid on One or Both to Suit Your Portfolio Needs!

Leased Fee Value Appraisal (2024): \$7,500,000 – Appraisal Available through NDA

151 Eagle Creek Drive

- Year Built: 2000
- Above Grade Gross Sqft: 36,421
- Below Grade Gross Sqft: 7,313
- Approximate Acreage: 1.48 Acres

161 Eagle Creek Drive

- Year Built: 2003
- Above Grade Gross Sqft: 33,495
- Below Grade Gross Sqft: 7,169
- Approximate Acreage: 2.03 Acres

Buildings Jointly Contain just under 84,400sf Situated on 3.51± Acres with 69,916± Above Grade SF

- **Commanding Appearance** – *These Landmark Properties are perfectly situated for Your Firm's prominent Logo and Naming Rights.* Constructed with full glass panes, these sleek and contemporary structures offer the ownership, or major tenant, a powerful presence that distinguishes them as premier assets in the Lexington office market. The buildings are situated on a combined 3.51-acre parcel and are supported by a generously sized paved surface parking lot with 195 dedicated spaces, ensuring ample convenience for tenants

and visitors. If sold separately they will enjoy a well-crafted joint maintenance and cross easement agreement to be filed at closing.

- **Strategic Location-** Ideally located directly across from St. Joseph East Hospital, just steps from Valvoline World Headquarters along with dozens of professional businesses, this property provides exceptional accessibility and visibility. Tenants benefit from immediate access to major Lexington roadways including Man O' War Boulevard, New Circle Road, and Richmond Road, making it an ideal hub for medical, professional, or corporate office users.
- **Zoning & Environmental Assurance-** Both parcels are zoned P-1 (Professional Office), allowing for a wide range of medical, business, legal and general office-related uses under Fayette County Metro planning regulation. To Facilitate bidder due diligence the current Ownership has had a comprehensive Phase I Environmental Site Assessment, Complete Land Survey marking the entire Office Park boundaries including the Division Line between each Distinct Parcel. Local Real Estate Counsel has completed a Commitment for Title Insurance for review in the Property Information Package available from Tranzon. The Financial History and Rental Roll information along with the ESA are available for review upon execution of a standard Non-Disclosure Agreement (NDA), offering added transparency and peace of mind for investors.
- **Stabilized Income with Upside Potential –** Combined, the 151 & 161 Buildings Contain approx. 62,069 square feet of leasable space, accommodating a Variety of Flexible Tenant Layouts that Range from Entire Floors to Cozy Office Suites that cater to the Sole Practitioner. The Buildings are Currently Generating Substantial Rental Income under Professional Management, with Strong Upside Prospects for the Savvy Investor, or expanding Corporate Firm that is poised for Future Growth but needs options in the near term.
- **Public Inspection -** Make Plans Today to attend the Public Inspection on September 10 at 12:00pm where Current Property Management and the Auction team will be Available to Answer Questions, Provide Site Tours along with Additional Information.

Selling on Behalf of the Final Settlement of Wm. Bush Gess, II Estate

Cooperating Broker's Fee: 2% of the high bid will be paid to a properly registered broker at settlement.

Summary of Terms of Sale: All property sold in "as is, where-is" condition. A 10% buyer's premium will be added to the high bid to determine the contract price. High bidder is required to execute a Contract for Sale and Purchase of Real Estate and remit to Tranzon by close of business the day of the auction. A 10% deposit is due within 24 hours of being notified that you are the successful high bidder. The balance of contract price is due at closing within 30 days. The seller will provide a Special Warranty Deed at closing. Please see the Purchase and Sale Agreement and Terms & Conditions in this package for all sale terms.



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SCHRADER
COMMERCIAL PROPERTIES, LLC

Tranzon Asset Advisors, Edward D. Durnil, KY Auctioneer #259408/Broker #187998
Property is being Sold in Cooperation with Schrader Commercial Properties, LLC | James Schrader, President