



AVAILABLE FOR LEASE LANDMARK OFFICE CENTRE

194 BEVINS LANE
GEORGETOWN, KY 40324

Matt Stone, CCIM, SIOR, MBA
Managing Director
859.351.5444
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Property Summary



OFFERING SUMMARY

Available SF: 1,500 - 9,000 SF

Lease Rate: Negotiable

Building Size: 9,000 SF

Zoning: P-1

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to offer this 9,000 sf build-to-suit office opportunity in Georgetown, KY. Suites between 1,500 and 9,000 sf are available for lease. Located close to Georgetown Community Hospital, come to join tenants Baptist Health, University of Kentucky Healthcare, Bluegrass Pediatrics and Internal Medicine, caregivers, and Active Day. The property is across the Bypass from the newly developed 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 47,000, per the 2010 US Census data.

Contact Matt Stone at matt.stone@svn.com 859.351.5444, Nathan Dilly at nathan.dilly@svn.com, or 859.420.5492, or Weston Lockhart at weston.lockhart@svn.com, or 859.317.3538 for more details. Agent is owner.

Complete Highlights

LEASE HIGHLIGHTS

- 9,000 sf Available Build-to-Suit
- Suites available between 1,500-9,000 sf
- Located in the Landmark Office Centre Complex
- Near Georgetown Community Hospital
- New Kroger Marketplace and Landmark Shoppes Retail across the bypass
- Other tenants include University of Kentucky Healthcare, Baptist Health, Bluegrass Pediatrics and Internal Medicine, Caretenders, Active Day, and Harkness Insurance

ECONOMIC HIGHLIGHTS

- Georgetown/Scott County is home to the largest Toyota Motor Manufacturing Plant in the world with over 8,000 employees
- Toyota recently invested \$1.3 billion in their Georgetown plant
- Scott County is the fastest growing county in Kentucky





- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING TREE MASS
 - EXISTING TREE
 - EXISTING FENCE
 - EXISTING MAHON
 - 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 SERVICE 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
PARKING PROVIDED	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	20,354.65 S.F. (ISLAND AREA)
EXPANSION AREA	3,935.59 S.F. (ISLAND AREA)
INTERIOR TREES REQUIRED	67 (2 TREES PER 250 S.F.)
EXISTING 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	168-30-007-200
2	292 / 667	GEORGETOWN SENIOR LIVING, LLC	168-30-021-200
3	292 / 672	GEORGETOWN SENIOR LIVING, LLC	168-10-001-202

UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BILLSOUTH 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 THEREIN THAT IN FAILING 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 REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINE 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.

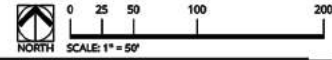
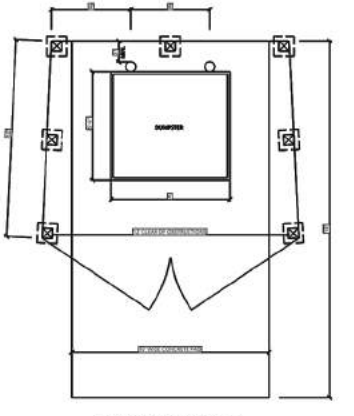
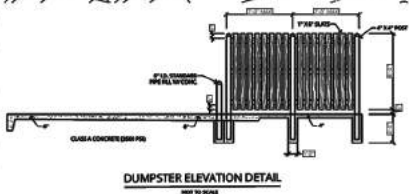
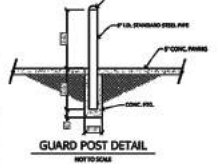
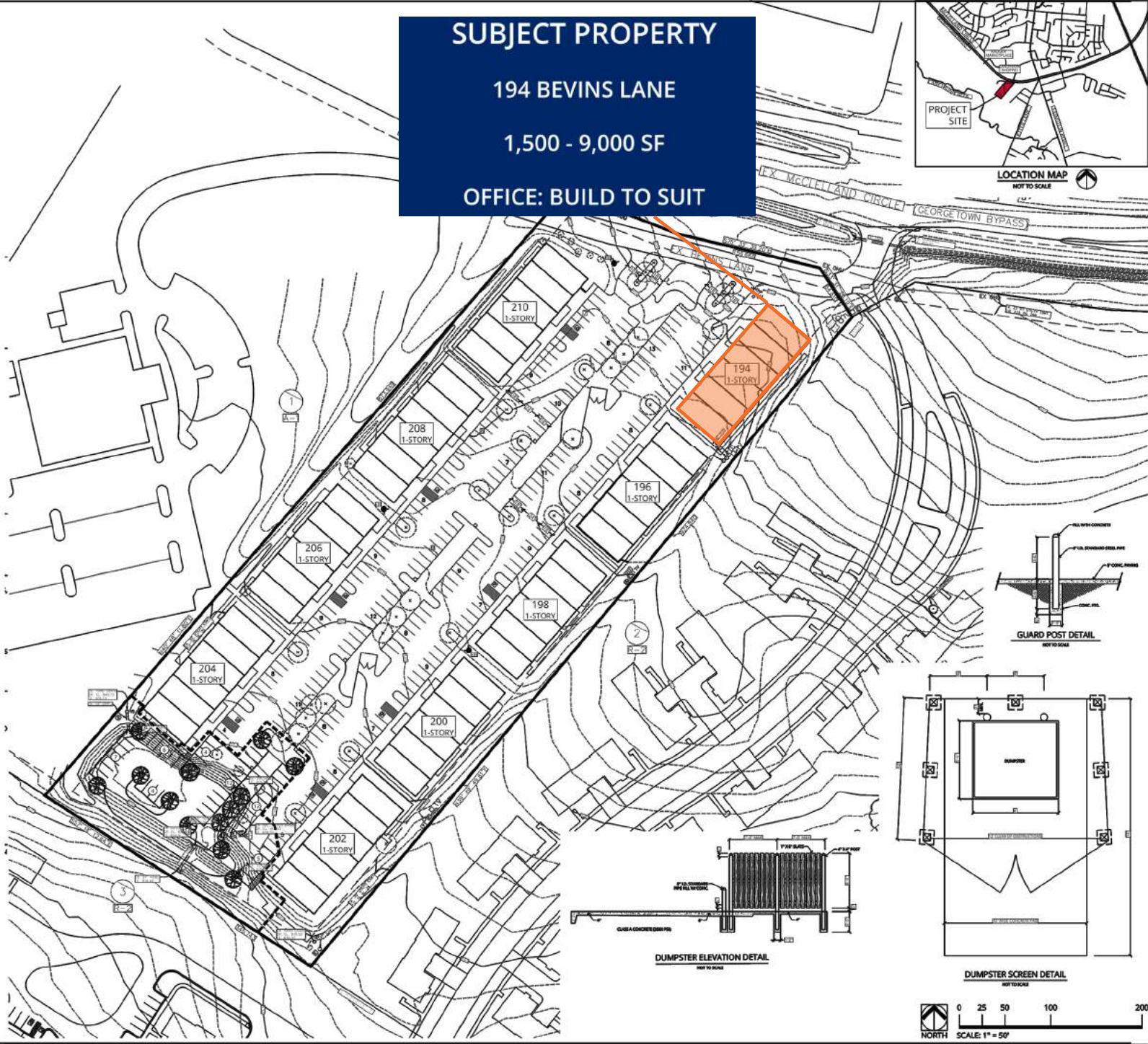
- GENERAL PROJECT NOTES**
- THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED FINAL DEVELOPMENT PLAN FOR THIS PROPERTY TO ALLOW FOR REMOVAL OF THE EXISTING DETENTION BASIN AND EXPANSION OF EXISTING PARKING AREA TO ALLOW FOR APPROXIMATELY 50 ADDITIONAL PARKING SPACES.
 - DETENTION FOR SUBJECT PROPERTY 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 GRASSES. 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 PLAN.
 - 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.

SUBJECT PROPERTY

194 BEVINS LANE

1,500 - 9,000 SF

OFFICE: BUILD TO SUIT



RICH DESIGN STUDIOS

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

640 SOUTH 4TH STREET, SUITE 200
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+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE ON THIS PROJECT ONLY. THIS PLAN IS PREPARED FOR USE IN CONJUNCTION WITH THE AUTHOR'S INTERPRETATIONS, OBSERVATIONS, DECISIONS, AND ADMINISTRATION, WITHOUT WHICH THE DESIRED RESULT CAN NOT BE ASSURED. ANY ALTERATION, REPRODUCTION, OR USE IN PART OR IN WHOLE, FOR ANY PURPOSE WITHOUT THE RICH DESIGN STUDIOS EXPRESSED WRITTEN CONSENT MAY VIOLATE EXISTING LEGAL STATUTES.

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 APRIL 2, 2018

DRAWN BY YZ

CHECKED BY KWR

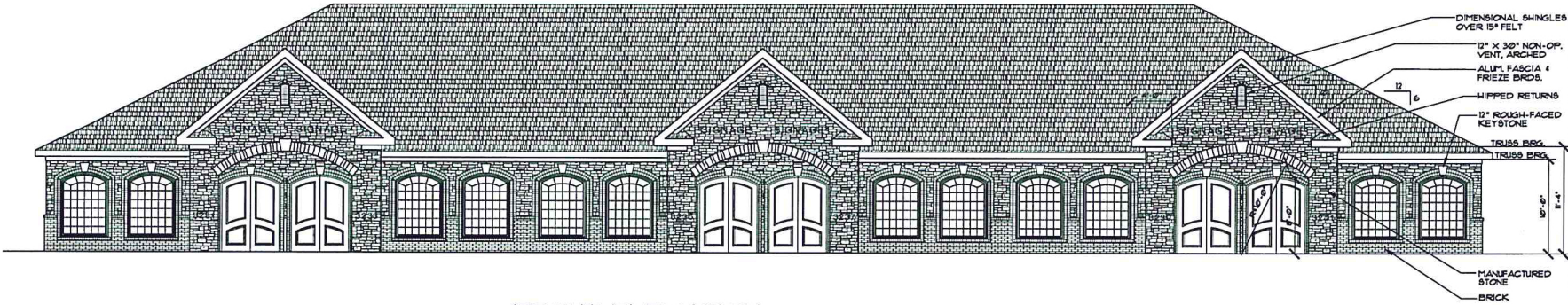
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REVISIONS DATE

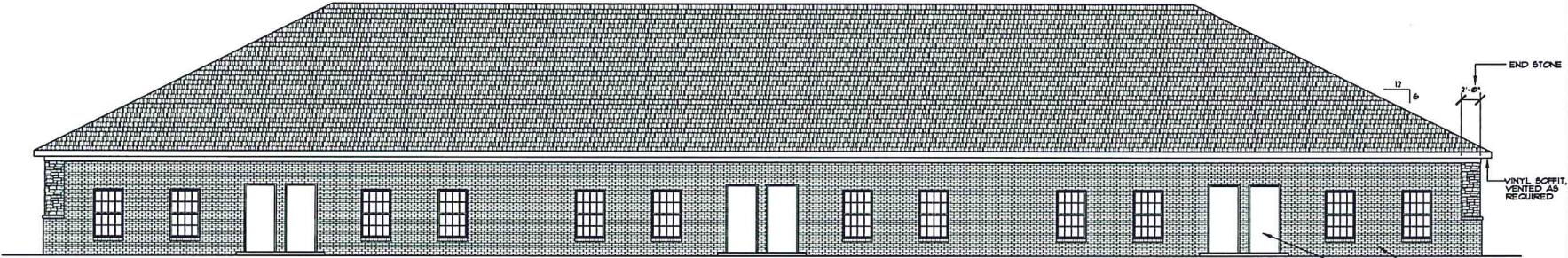
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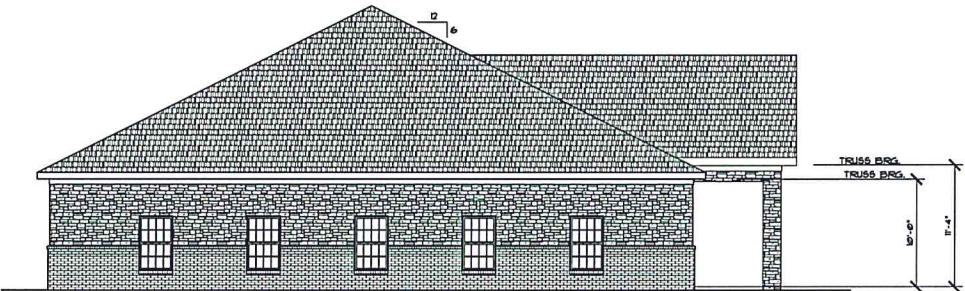
BEVINS LANE BUILDING ELEVATION EXAMPLE



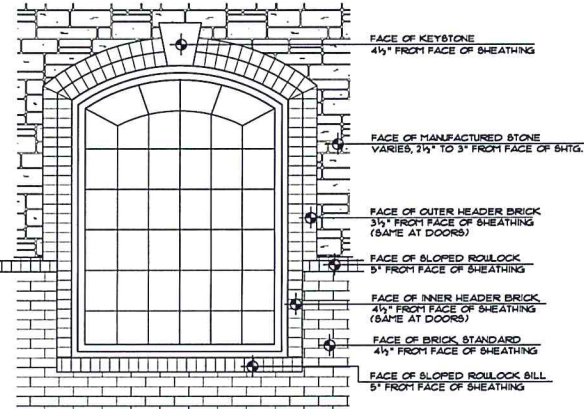
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (RIGHT SIDE MIRRORED)
SCALE: 1/8" = 1'-0"



BRICK DETAIL AT WINDOWS
SCALE: 1/2" = 1'-0"



KELLY-OWEN OFFICE PARK
BUILDING TYPE 'A'
BEVINS LANE, GEORGETOWN, KY.

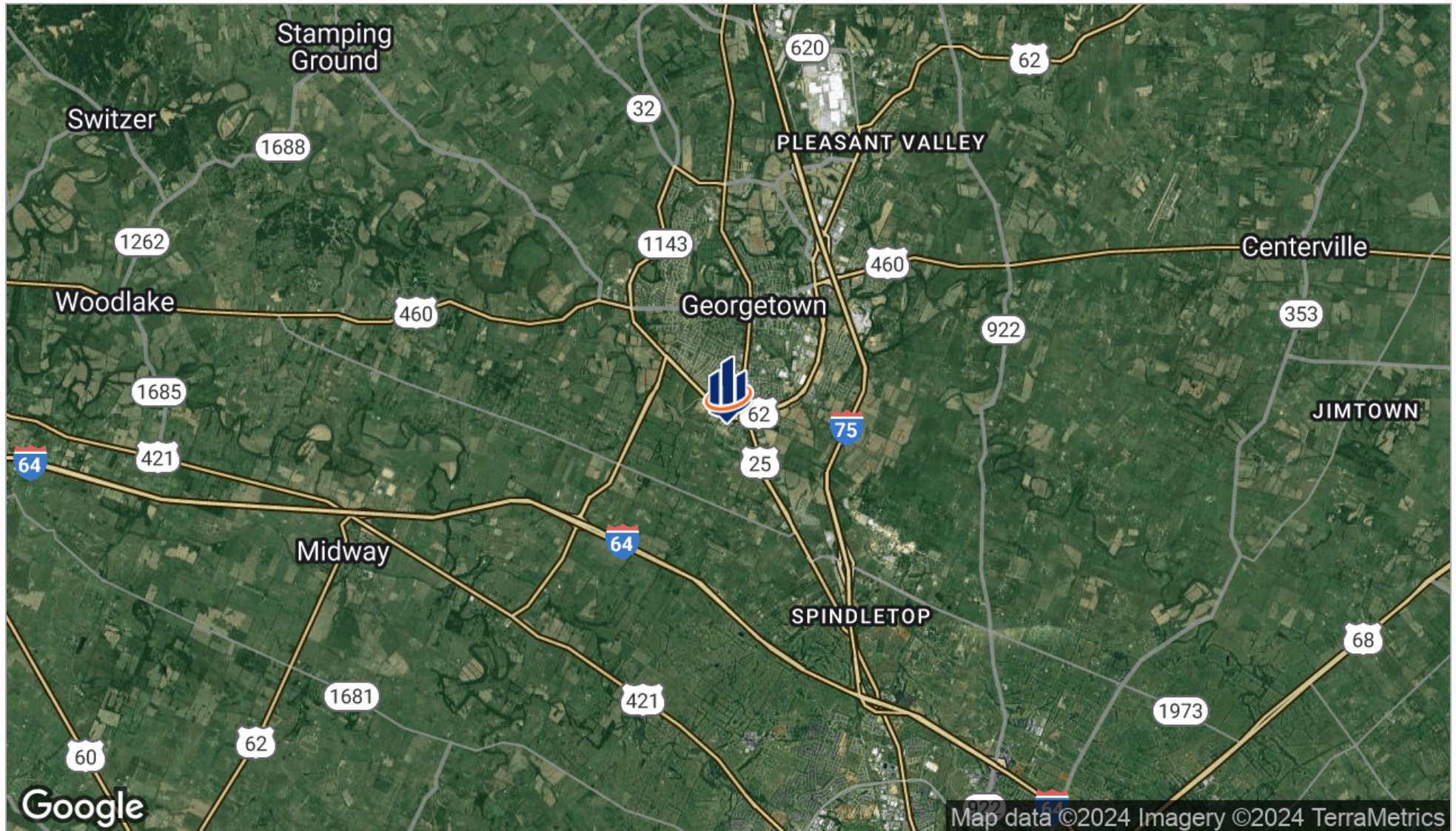
Available Spaces

LEASE TYPE		NNN
TOTAL SPACE		1,500 - 9,000 SF
LEASE TERM		Negotiable
LEASE RATE		Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
194 Bevins Lane	Available	1,500 - 9,000 SF	NNN	Negotiable	Up to 9,000sf Available (Build-to-Suit) at Landmark Office in Georgetown, KY. Can subdivide to Tenant's needs.

Location Maps



Demographics Map & Report

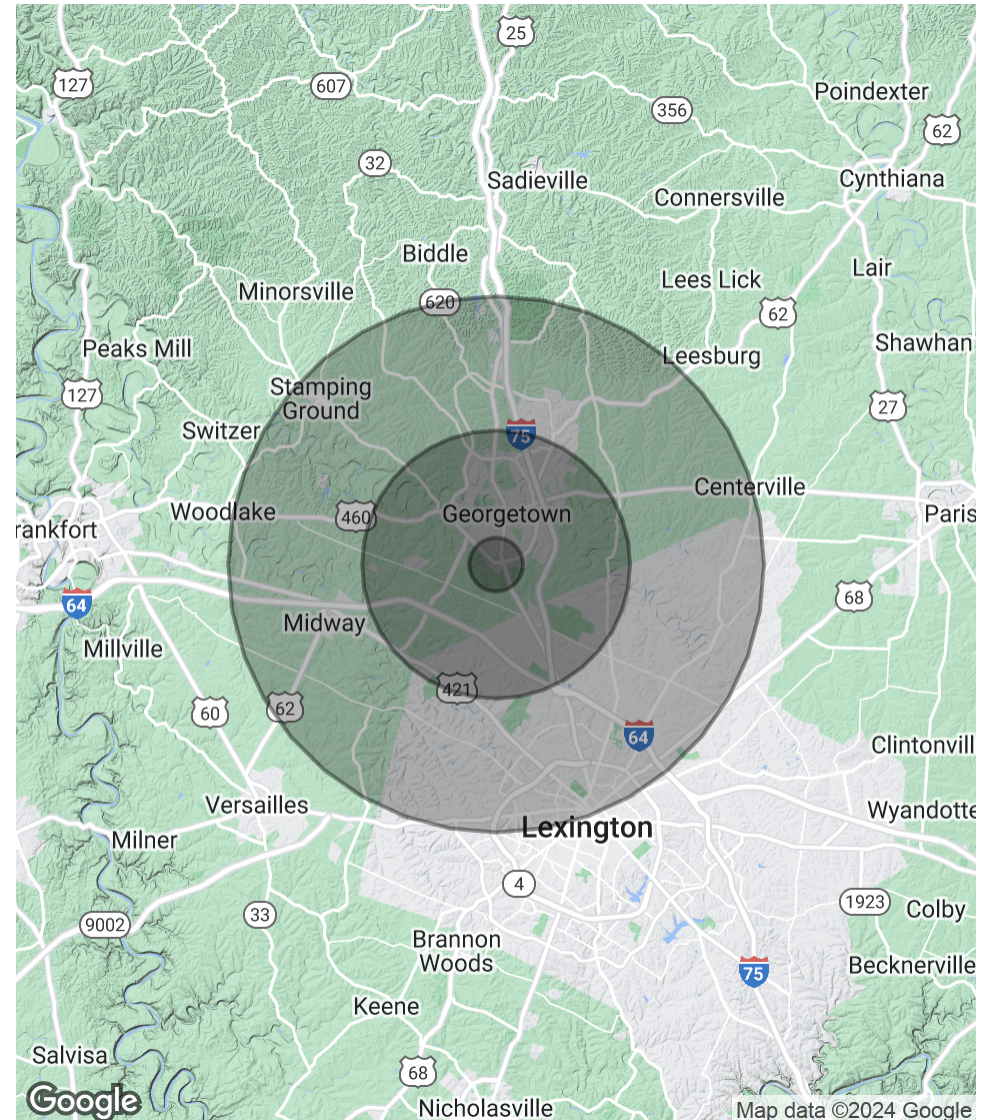
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,122	33,947	112,310
Average age	30.0	32.4	34.3
Average age [Male]	28.4	32.4	33.7
Average age [Female]	32.6	33.5	35.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,114	12,898	43,350
# of persons per HH	2.8	2.6	2.6
Average HH income	\$64,463	\$61,064	\$59,678
Average house value	\$152,448	\$170,309	\$195,257

* Demographic data derived from 2020 ACS - US Census



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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.