

LEASING BROCHURE

OFFICE & LAB SPACE
NOW AVAILABLE



BLOCK+LOT

PROPERTY OVERVIEW



THE OFFERING

Located in the **Hamburg Business District**, 2277 Thunderstick Drive combines **modern office, lab, and flex capabilities** in one of Lexington's most connected commercial corridors. The property is ideally suited for **medical, research, and technology users** seeking **high visibility, robust infrastructure, and immediate interstate access**.

Property Highlights

- **±1,000 – 4,500 SF of move in ready office and lab space**
- **Flexible floor plan** with private offices, open work areas, and conference rooms
- **Existing lab infrastructure** with upgraded HVAC, plumbing, and power systems
- **High-speed connectivity** and fiber availability
- **Ample surface parking** for employees and visitors
- **Turn-key suites available**, with customizable build-outs for qualified tenants
- **Professional ownership** with responsive local management

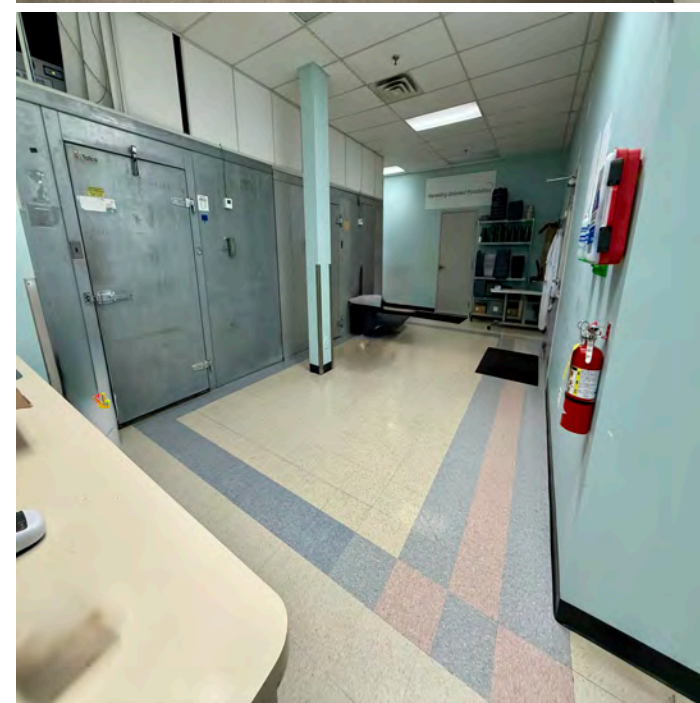
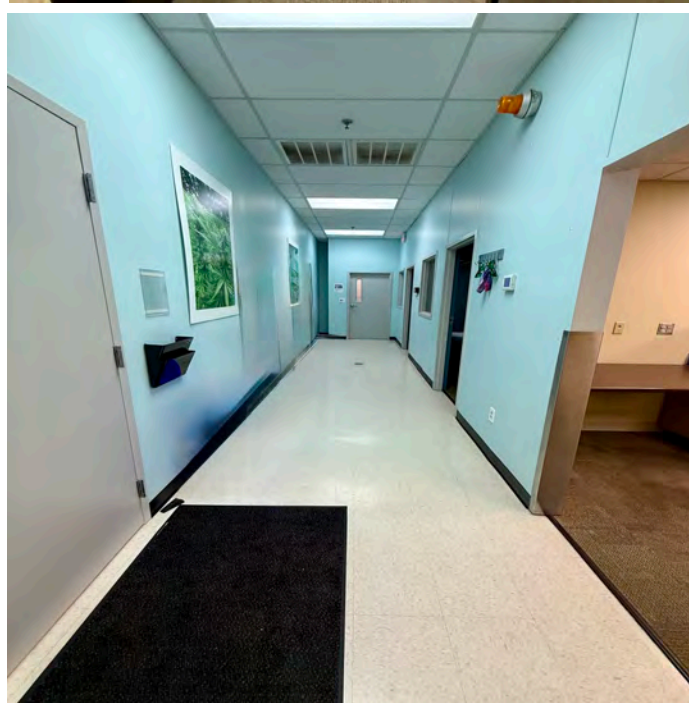
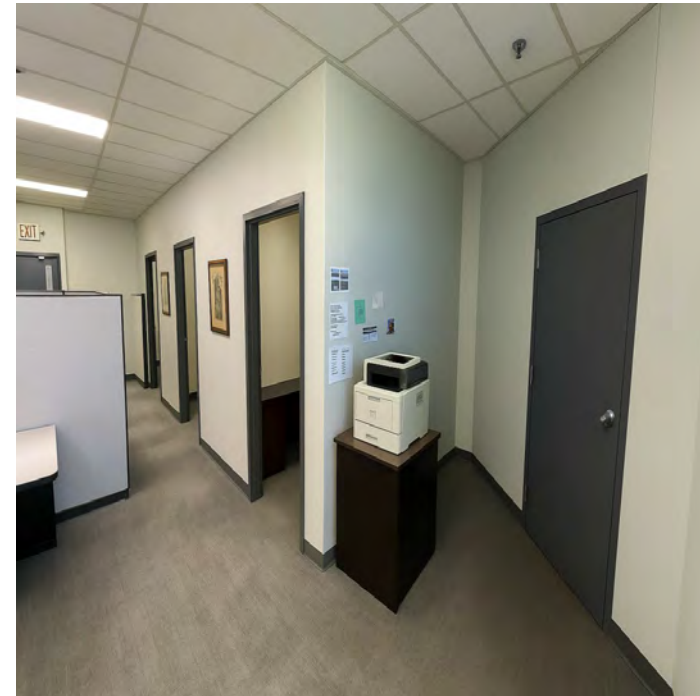
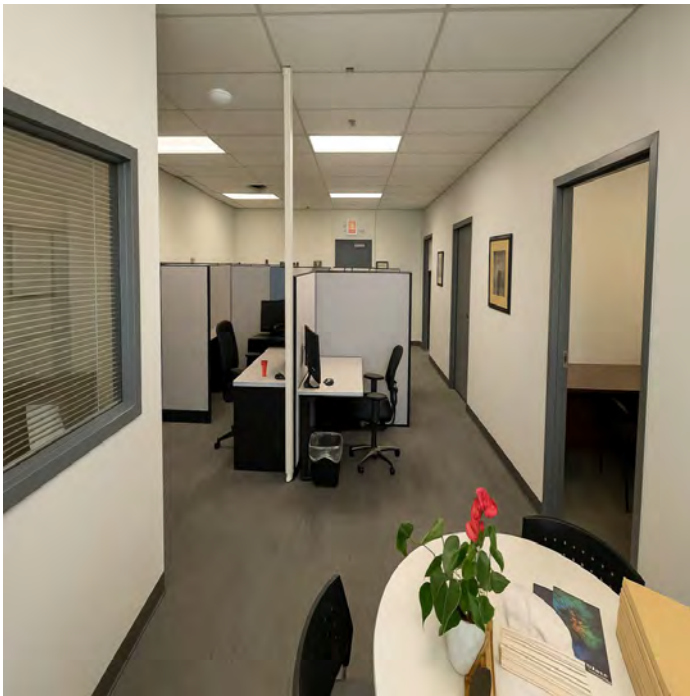
Location Advantages

- **Prime Hamburg corridor** surrounded by dining, retail, and amenities
- **Immediate access to I-75 / I-64 interchange**
- **Minutes from downtown Lexington** and the **University of Kentucky**
- **Established life-science and healthcare employment cluster**

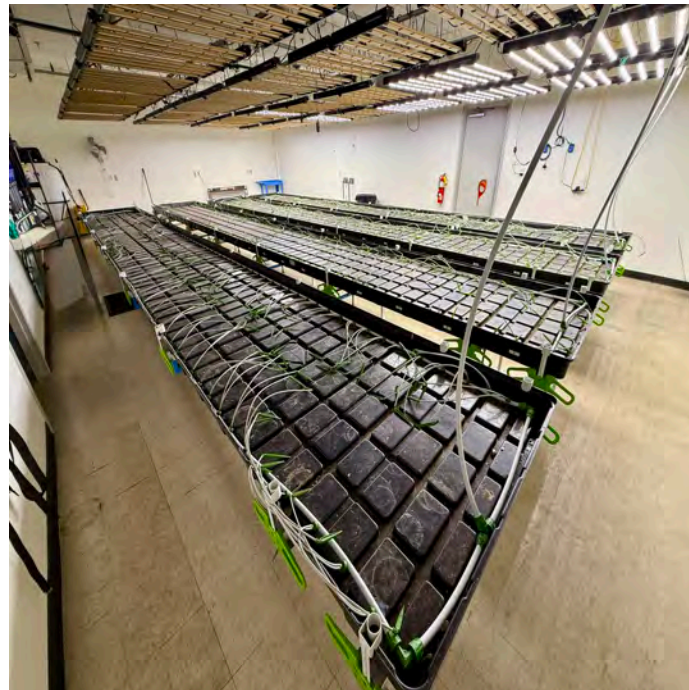
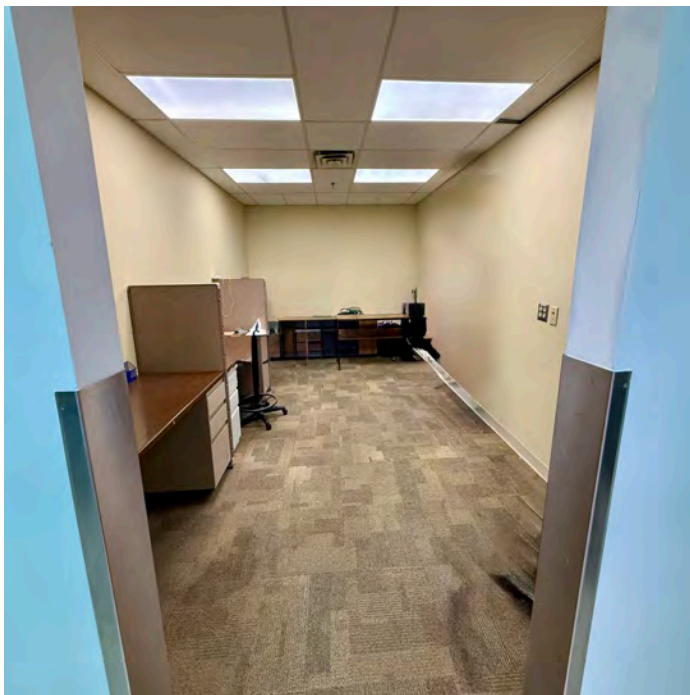
Ideal Uses

- Office
- Medical Office
- Lab Space

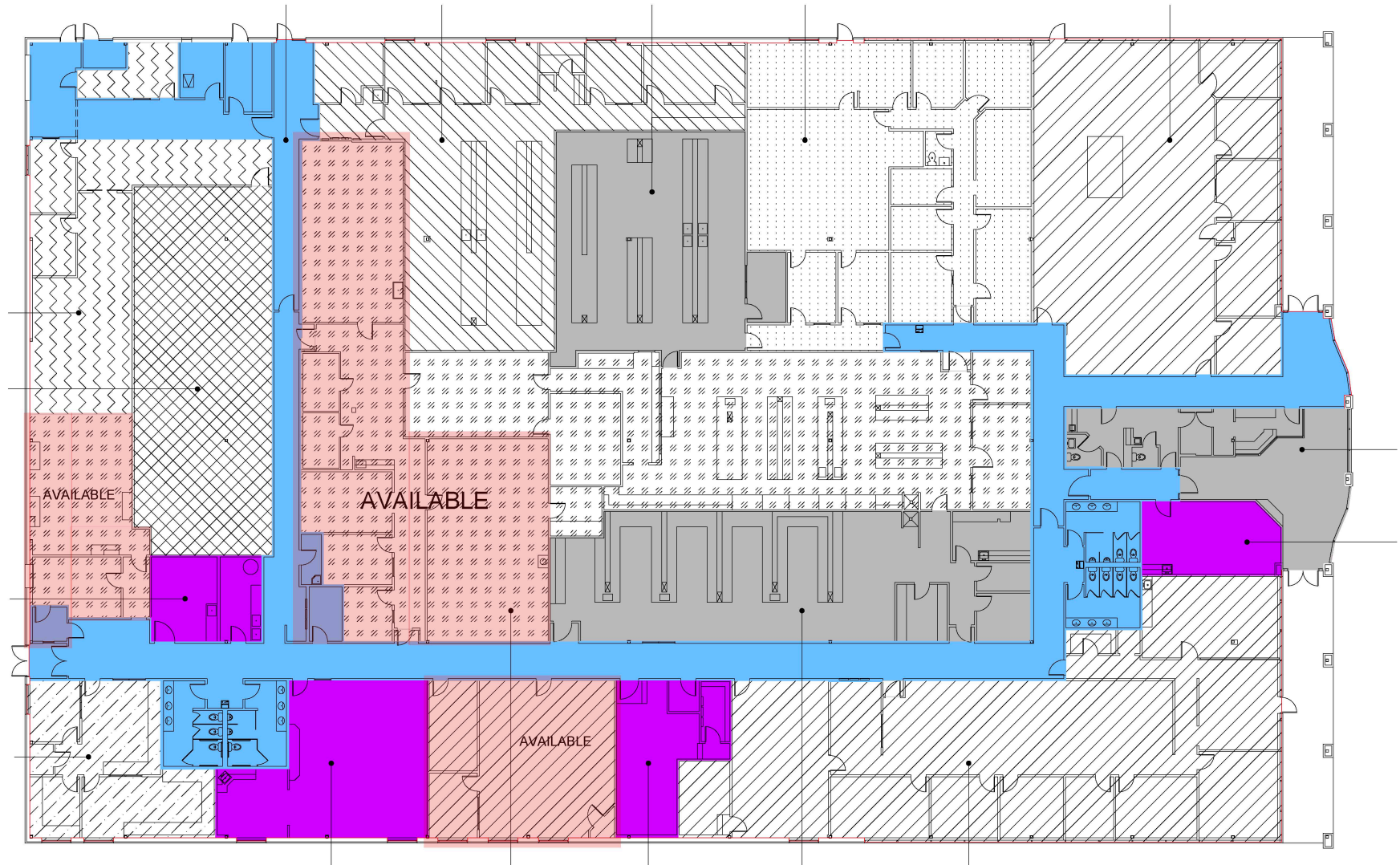
PHOTOS



PHOTOS



FLOOR PLAN



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