

OFFICE FOR LEASE

2700 OLD ROSEBUD RD

LEXINGTON, KY 40509



FREDERICK RUPP

859.533.2651

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WHITE OAK
COMMERCIAL REAL ESTATE

Lexington, KY 40509

For Lease



PROPERTY DESCRIPTION

White Oak Commercial Real Estate is pleased to present For Lease a well-positioned professional office in Hamburg Business Center. Located at the corner of Old Rosebud Rd and Sir Barton Way, the property benefits from ease of access to I-75, I-64, Man O' War and Winchester Rd. This 2,504 SF office includes a lobby/reception, 5-6 private offices, conference room or training area, and a private restroom. The surrounding trade area offers an abundance of retailers, restaurants, medical care facilities, and other professional office tenants. For additional information, please contact Frederick Rupp at (859) 533-2651 or frupp@whiteoakcre.com.

PROPERTY HIGHLIGHTS

- Cross easement parking throughout Hamburg Business Center
- Close proximity to new Baptist Health Hospital and planned UK Hospital
- Rate includes utilities, building services and property expenses

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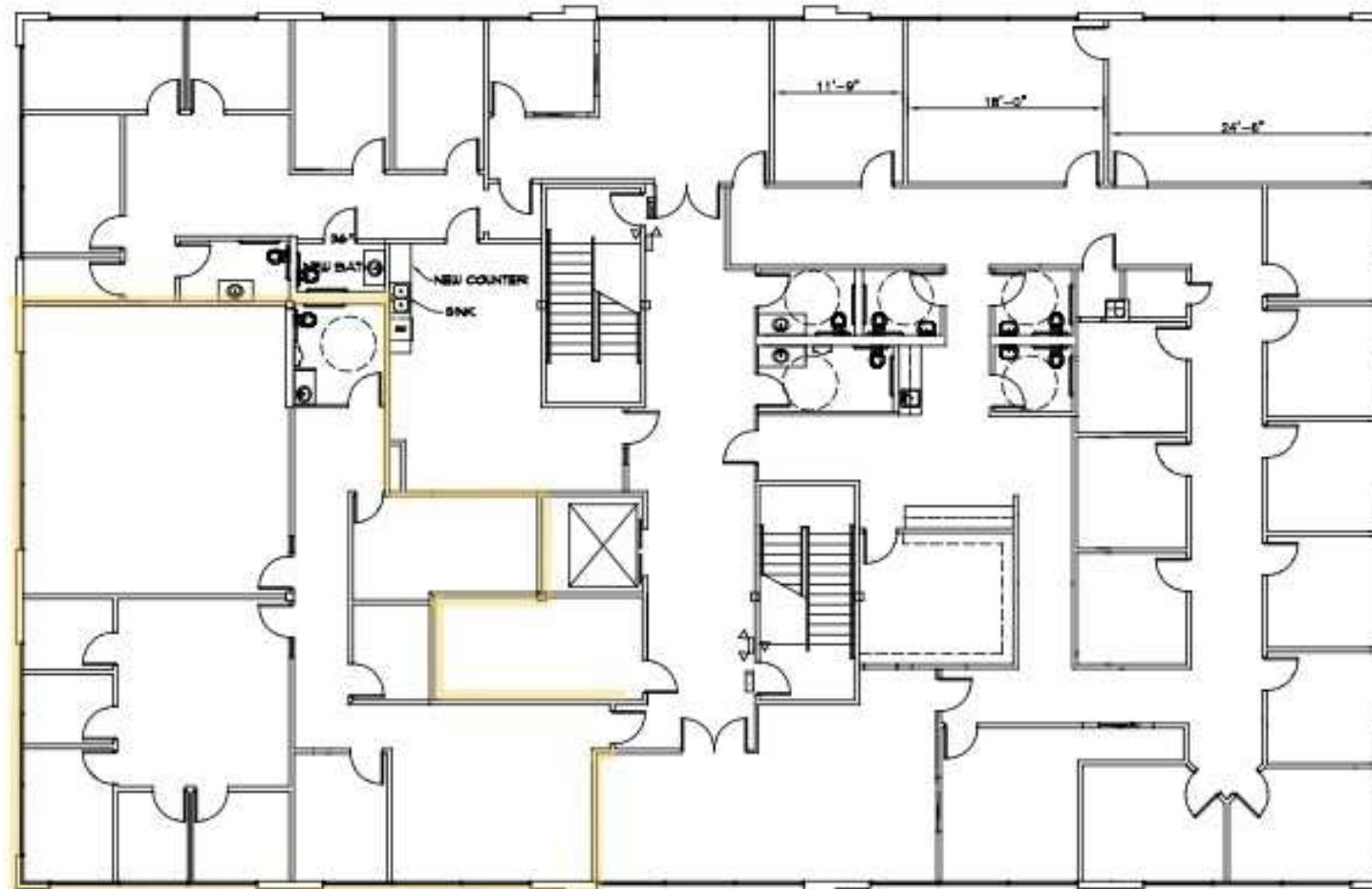
frupp@whiteoakcre.com

OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (MG)
Available SF:	2,504 SF
Zoning:	P-1
Year Built:	2005

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NEW WORK PLAN
14'-7" x 10'-0"

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Suite 310

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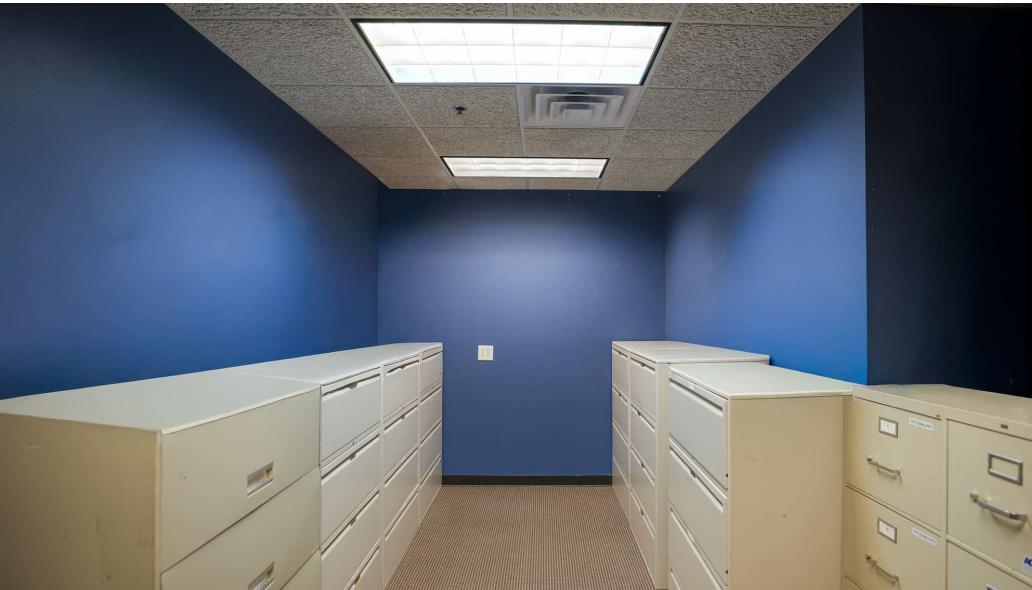
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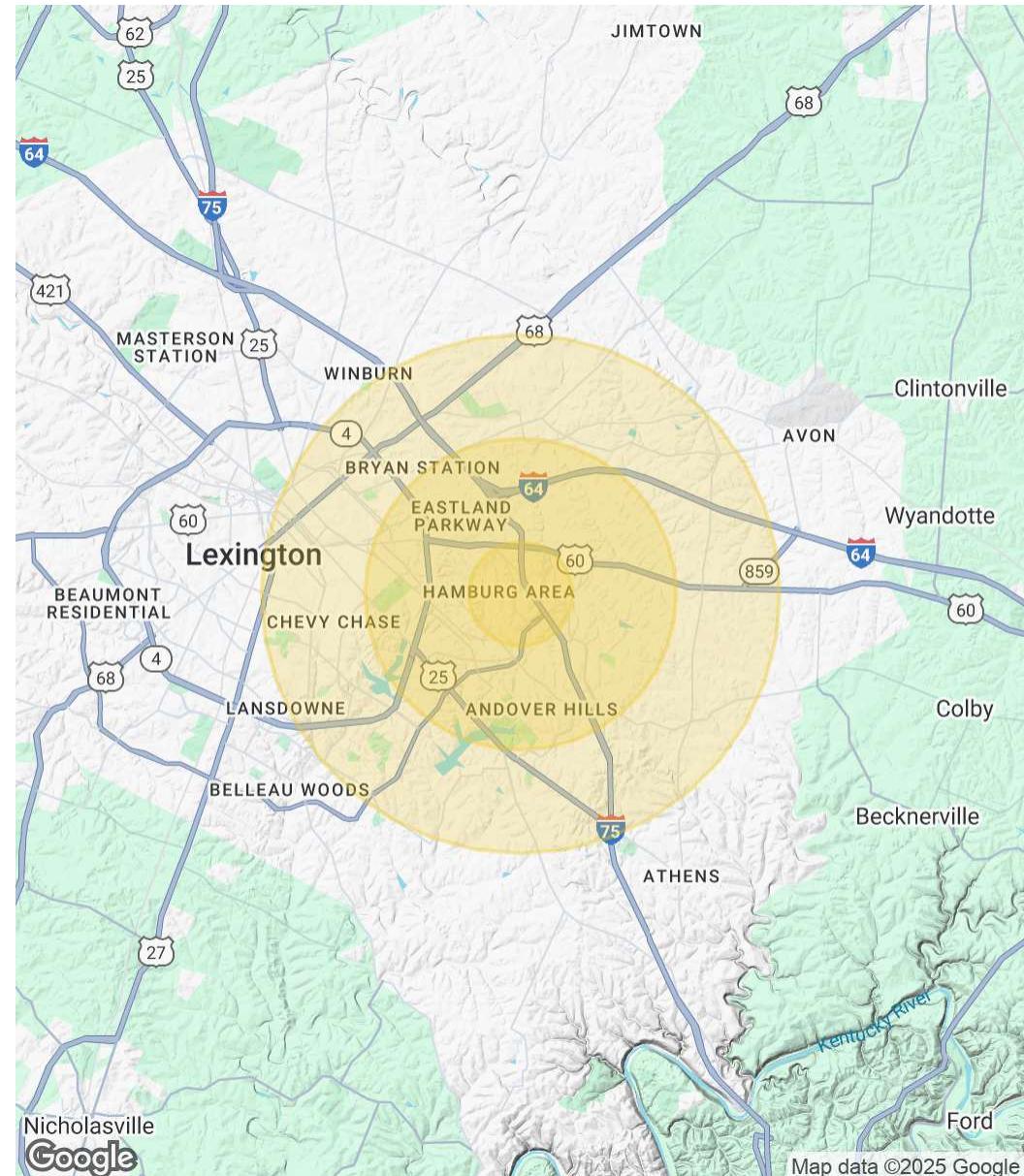
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,135	63,621	144,038
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,801	27,654	60,889
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$123,185	\$99,526	\$91,847
Average House Value	\$398,507	\$331,940	\$361,343

Demographics data derived from AlphaMap



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