

LEASING BROCHURE

OFFICE & LAB SPACE
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PROPERTY OVERVIEW



THE OFFERING

Located in Lexington's Hamburg Business District, 2277 Thunderstick Drive offers **±8,566 SF of office, lab, and flex space** in a highly accessible, institutional-quality setting. Designed for medical, research, and technology users, the building features existing lab infrastructure, flexible layouts, and immediate access to I-75 and I-64.

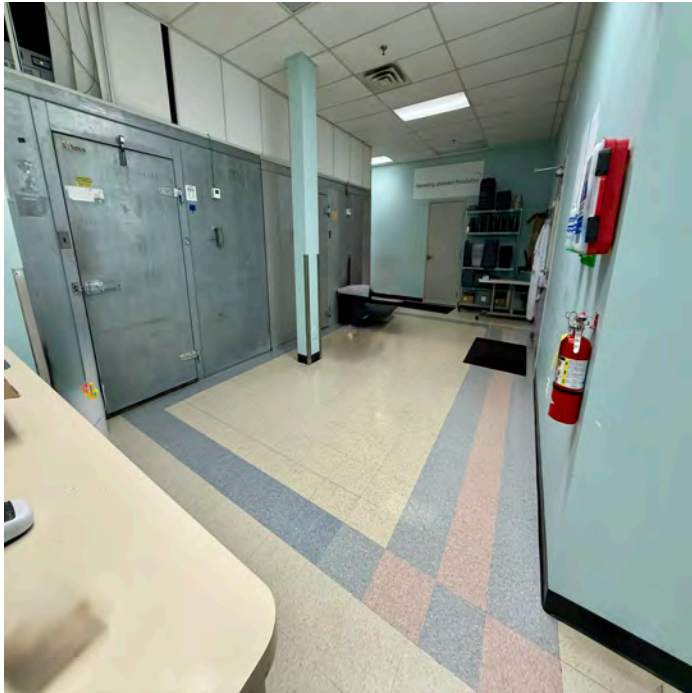
Property Highlights

- **Flexible layout** – private offices, open work areas, and conference rooms
- **Existing lab infrastructure** – upgraded HVAC, plumbing, and power
- **High-speed connectivity** – fiber available
- **Ample surface parking** for staff and visitors
- **Turn-key suites with flexibility** for tenant customization

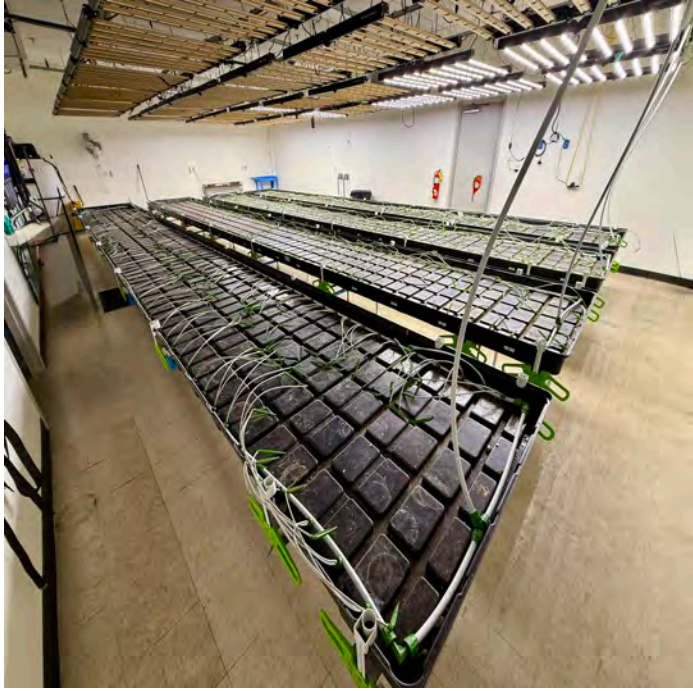
Location Advantages

- **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**

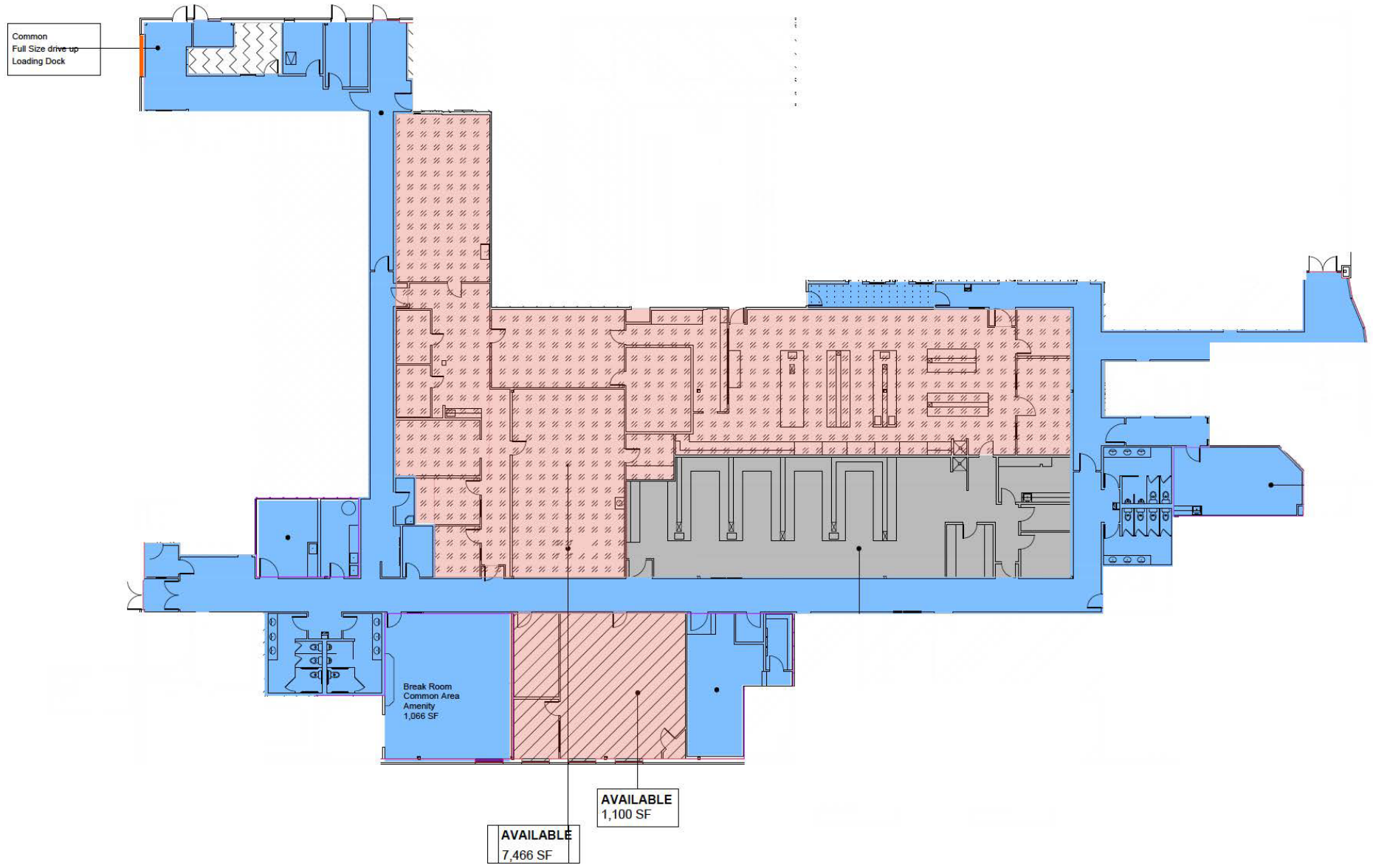
PHOTOS



PHOTOS



FLOOR PLAN



FLOOR PLAN
SCALE: 3/32" = 1'-0"

Total Building Area
40,097 SF

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