

LEASE

Hamburg Office for Lease

2452 SIR BARTON WAY, LEXINGTON, KY 40509



PRESENTED BY:

Wade Haga, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (Gross)
BUILDING SIZE:	25,752 SF
AVAILABLE SF:	2,080 - 4,909 SF
YEAR BUILT:	2007
ZONING:	P-1
MARKET:	Hamburg Pavilion
TRAFFIC COUNT:	18,604

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present a well-appointed office space for lease in Hamburg Pavilion. The space, which can be divided to accommodate a +/- 2,000 sq ft user, includes a total of 9 private offices, two conference or training rooms, and two kitchenettes. The property includes 58 parking spaces plus reciprocal parking with the adjoining lot and easy access to I-75, I-64, New Circle Rd, Man O' War Blvd and Winchester Rd.

Located in Hamburg Pavilion, the site is surrounded by an abundance of retailers, medical centers, professional office users and one of Lexington's most dense residential areas.

For more information, please contact Wade Haga at wade.haga@svn.com / 859-285-2202 or Matt Stone, CCIM, SIOR, MBA at matt.stone@svn.com / 859-351-5444.

PROPERTY HIGHLIGHTS

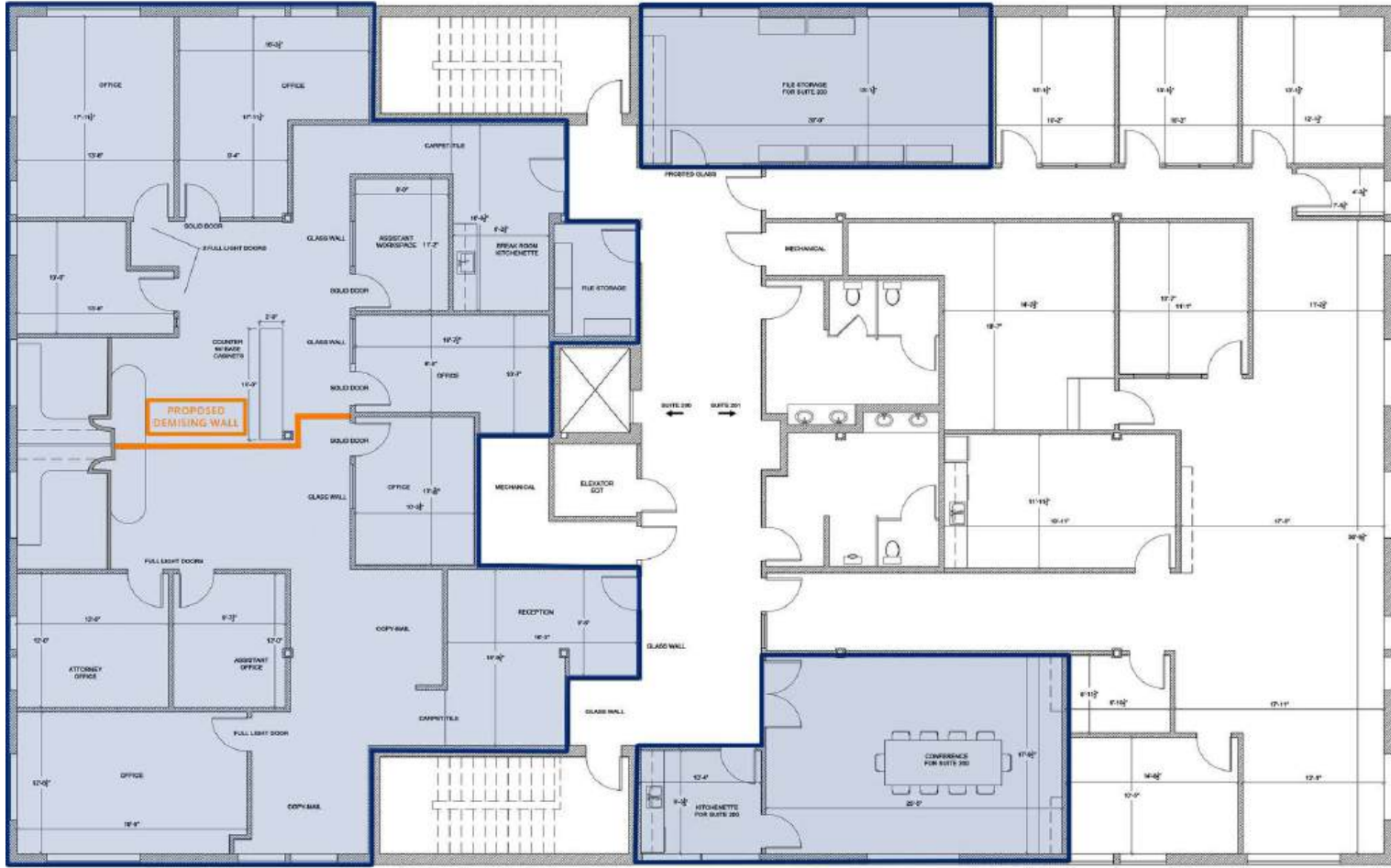
- 58 On-Site Parking Spaces, Plus Reciprocal Parking with the Adjoining Lot
- Easy Access to I-75, I-64, New Circle Rd, Man O' War Blvd and Winchester Rd
- Surrounded by an Abundance of Retail, Professional Office and Residential

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FLOOR PLAN - 2ND FLOOR



1 PROPOSED 2ND FLOOR PLAN

Scale: 1/4" = 1'-0"

LEASING OFFICE
800.511.2675

345 SIR BARTON WAY
LEXINGTON, KY 40505

PROPOSED 2ND FLOOR PLAN
HAMBURG OFFICE

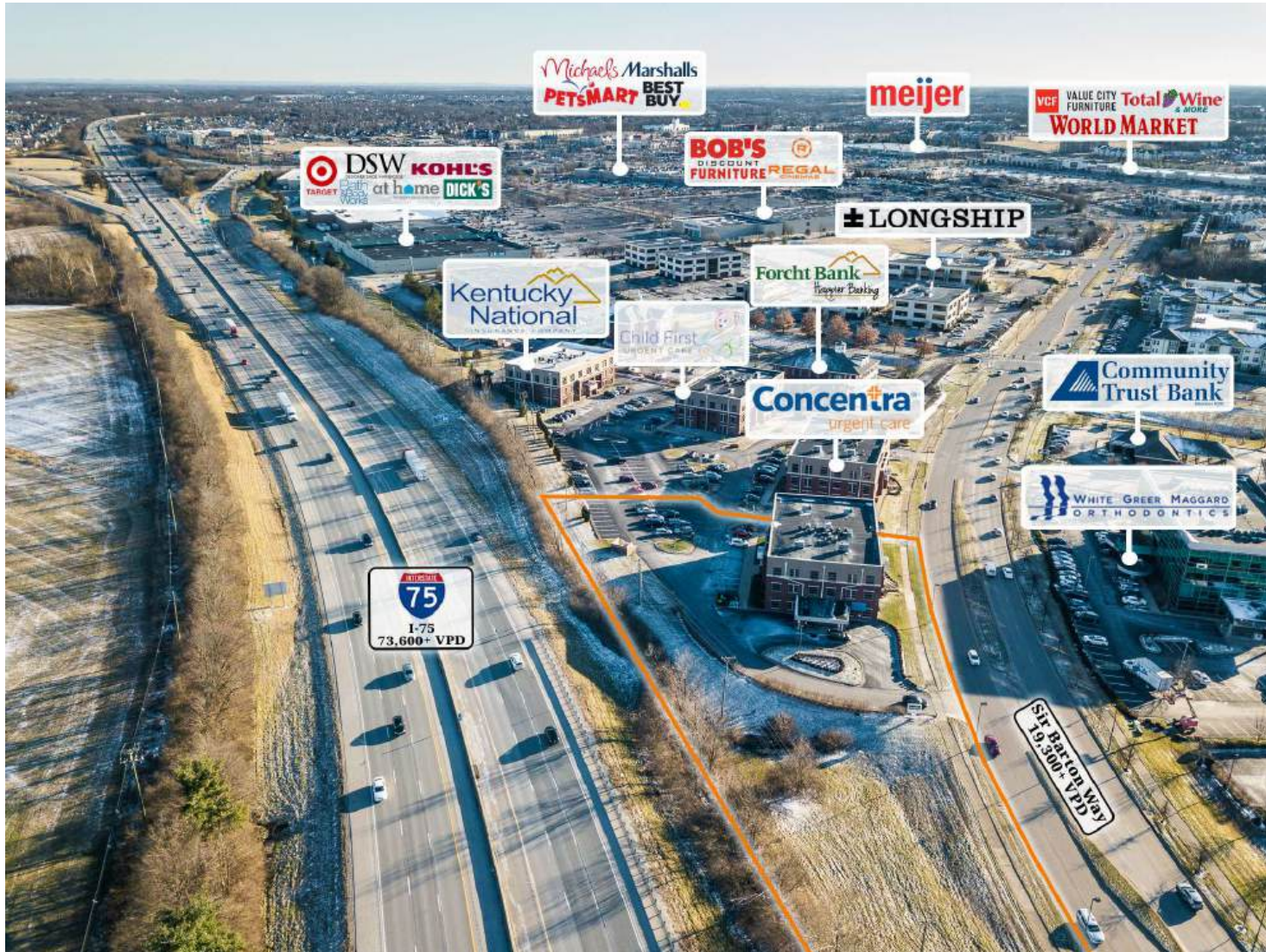
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ADDITIONAL PHOTOS



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AERIAL



WADE HAGA, CCIM

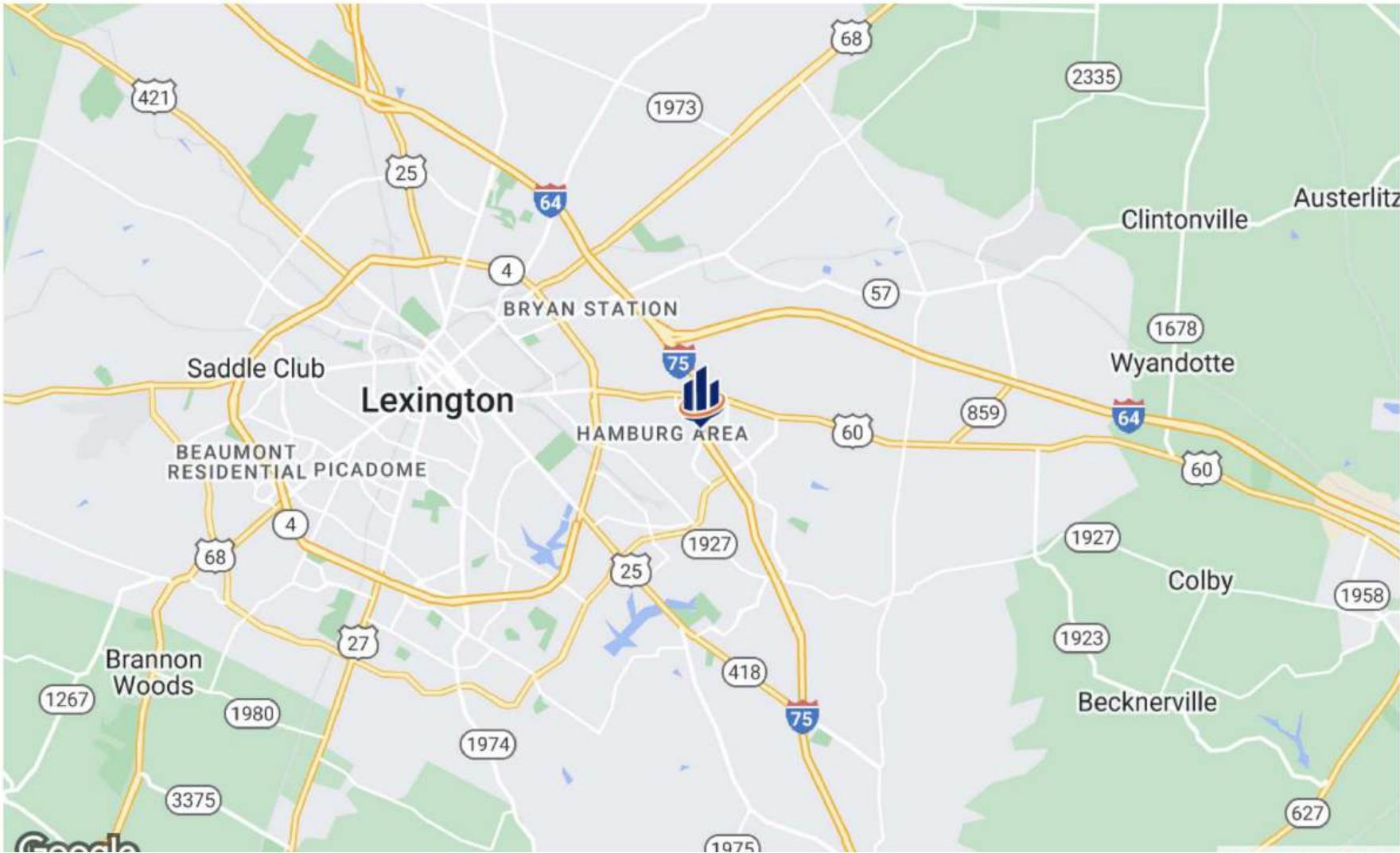
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HAMBURG OFFICE FOR LEASE | 2452 Sir Barton Way Lexington, KY 40509

SVN | STONE COMMERCIAL REAL ESTATE

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

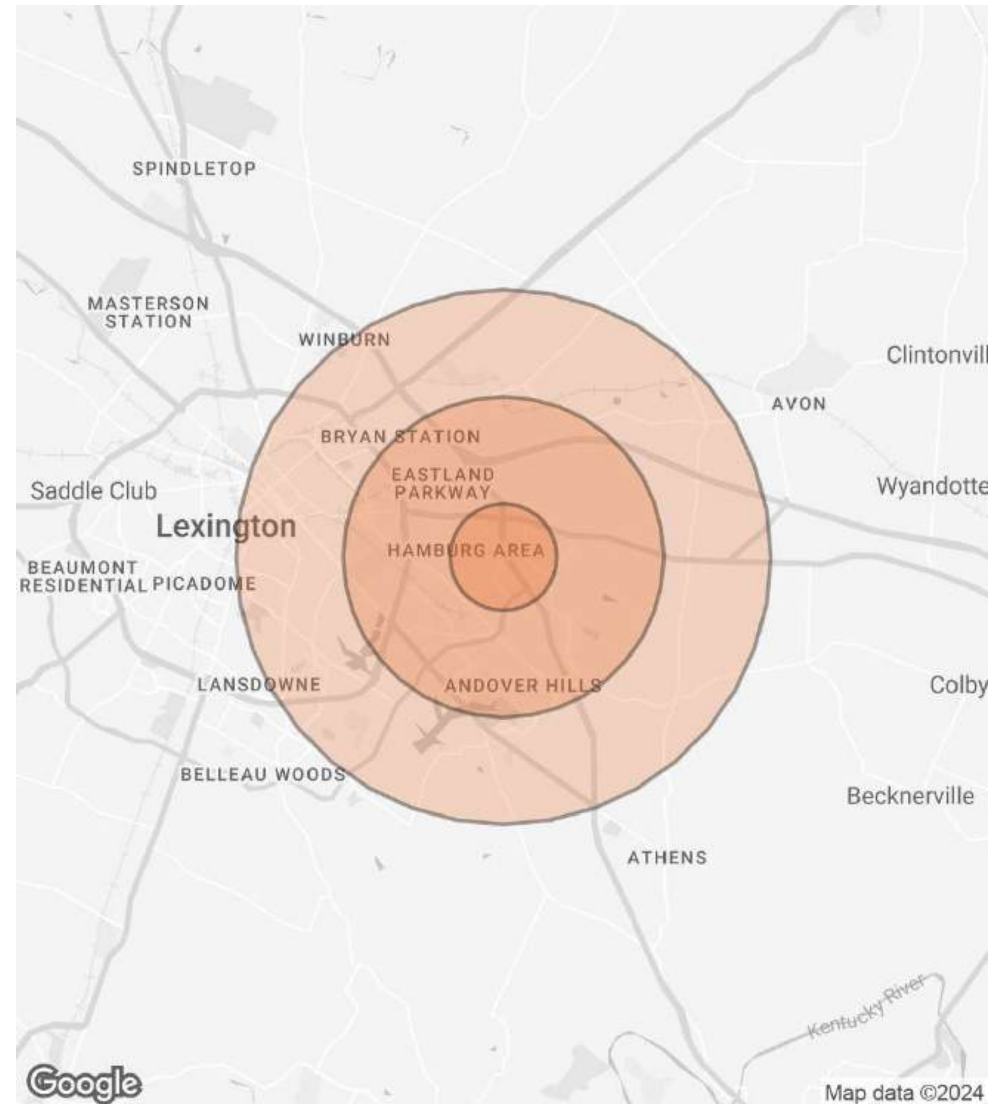
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,221	50,054	123,128
AVERAGE AGE	31.9	33.2	35.0
AVERAGE AGE (MALE)	32.9	33.1	34.3
AVERAGE AGE (FEMALE)	31.5	33.9	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,828	22,188	54,005
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$82,025	\$68,195	\$68,247
AVERAGE HOUSE VALUE	\$224,975	\$198,654	\$227,945

* Demographic data derived from 2020 ACS - US Census



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LEXINGTON, KY



**Best City for
New College Grads**



**Best City to
Live in America**



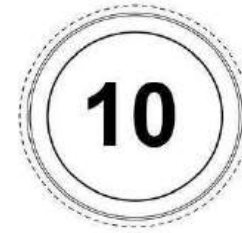
**Best Large
College City**



**Best Cities
to Raise a Family**



**Most Diversified
Metro Economies**



**Colleges and
Universities
within 40 miles**



Lexington, Kentucky is located in Central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH.

Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being "Horse Capital of the World."

354,318

Population

\$198,000

Median Home Value

\$60,942

Median Household Income

191,977

Jobs in Fayette County

147,590

Housing Units

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