



1st Floor Office Condo

2704 Old Rosebud Rd
Lexington, Kentucky 40509

Spaces

Suite 110-130

Lease Rate

\$22.00 SF/yr

Space Size

4,088 SF

Property Highlights

- Suite 110-130: 4,088 SF turn-key first floor condo for lease
- Includes 9 built-out offices, a reception area, kitchenette, storage/file storage room, 2 open bullpen areas, 2 restrooms and a private exterior entrance; Additional restrooms available in common lobby area
- Existing furniture available upon request - inquire with agent for more details
- Class "A" office building with high-end finishes and ample parking
- Building serviced by elevator
- Shared courtyard with neighboring building
- Hamburg Place Community is home to over 2,000,000 SF of retail space, 160 acres of professional offices, and 1,000 acres of residential development
- Nearby office tenants include medical, professional services and education
- Easy access to I-75/64, downtown Lexington and close proximity to the new Baptist Health Campus and future UK Healthcare Development at Hamburg East

For More Information

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Commercial Real Estate Services, Worldwide.

For Lease

4,088 SF | \$22.00 SF/yr

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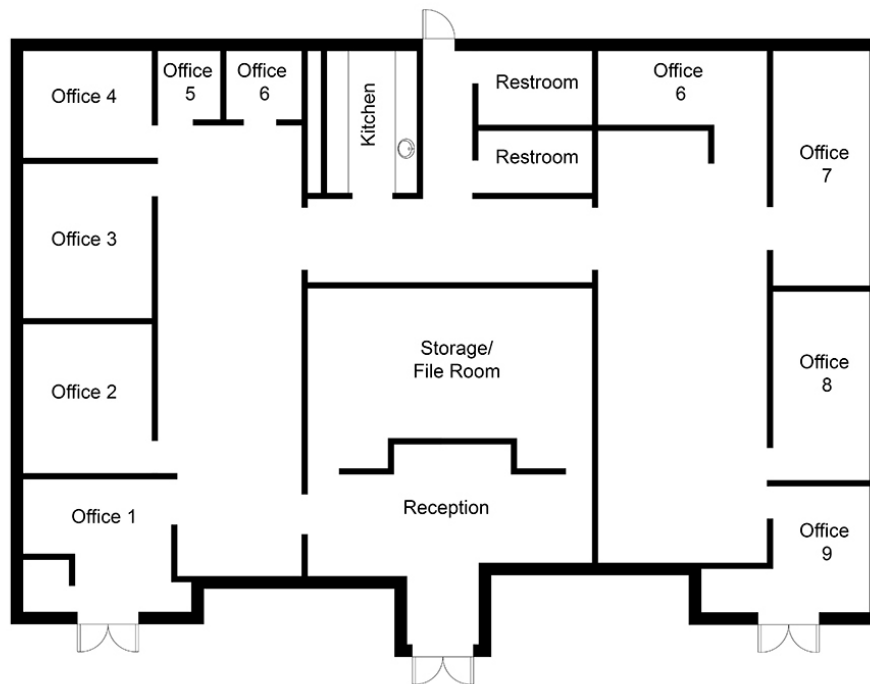
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FLOOR PLAN

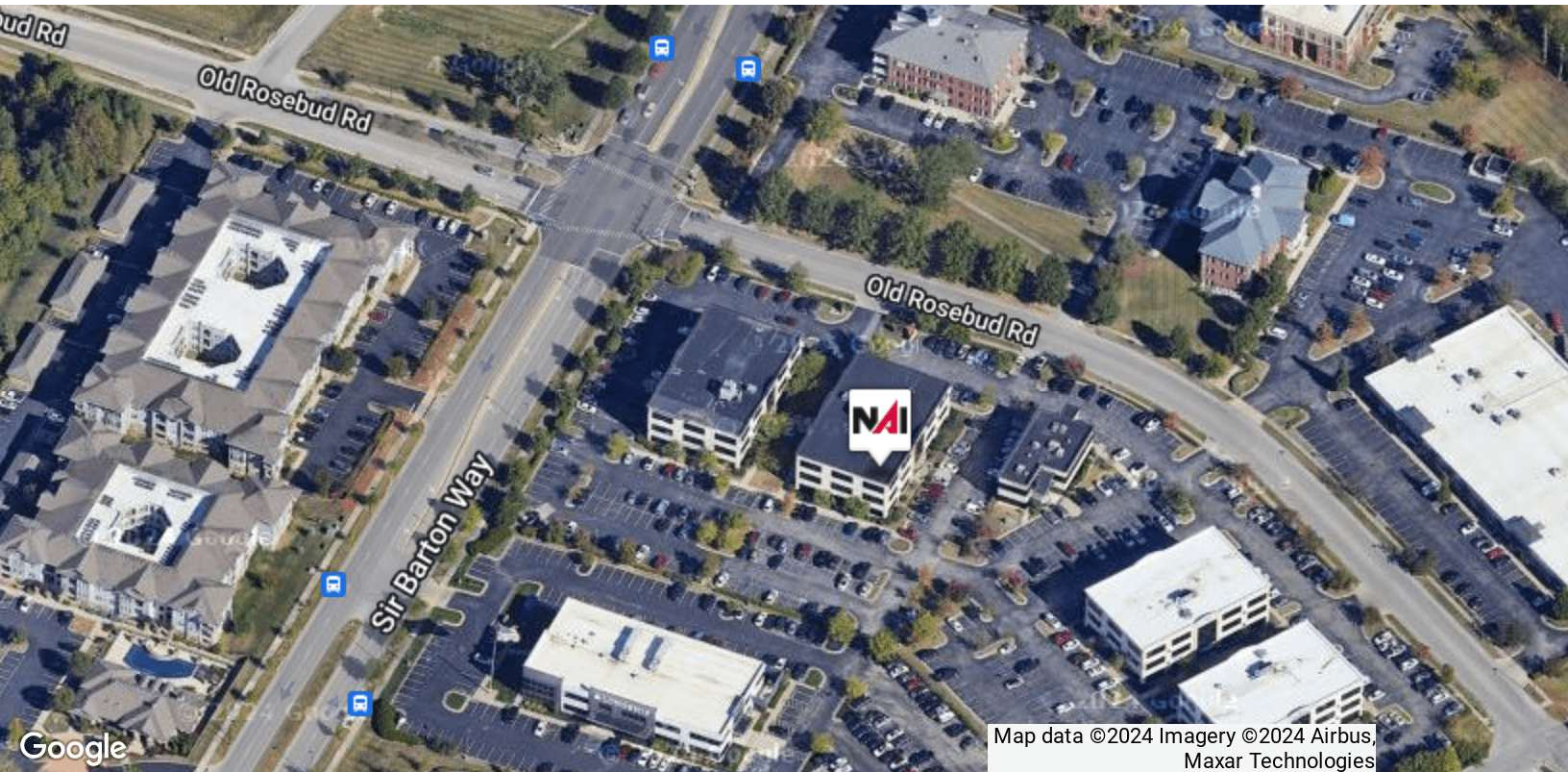
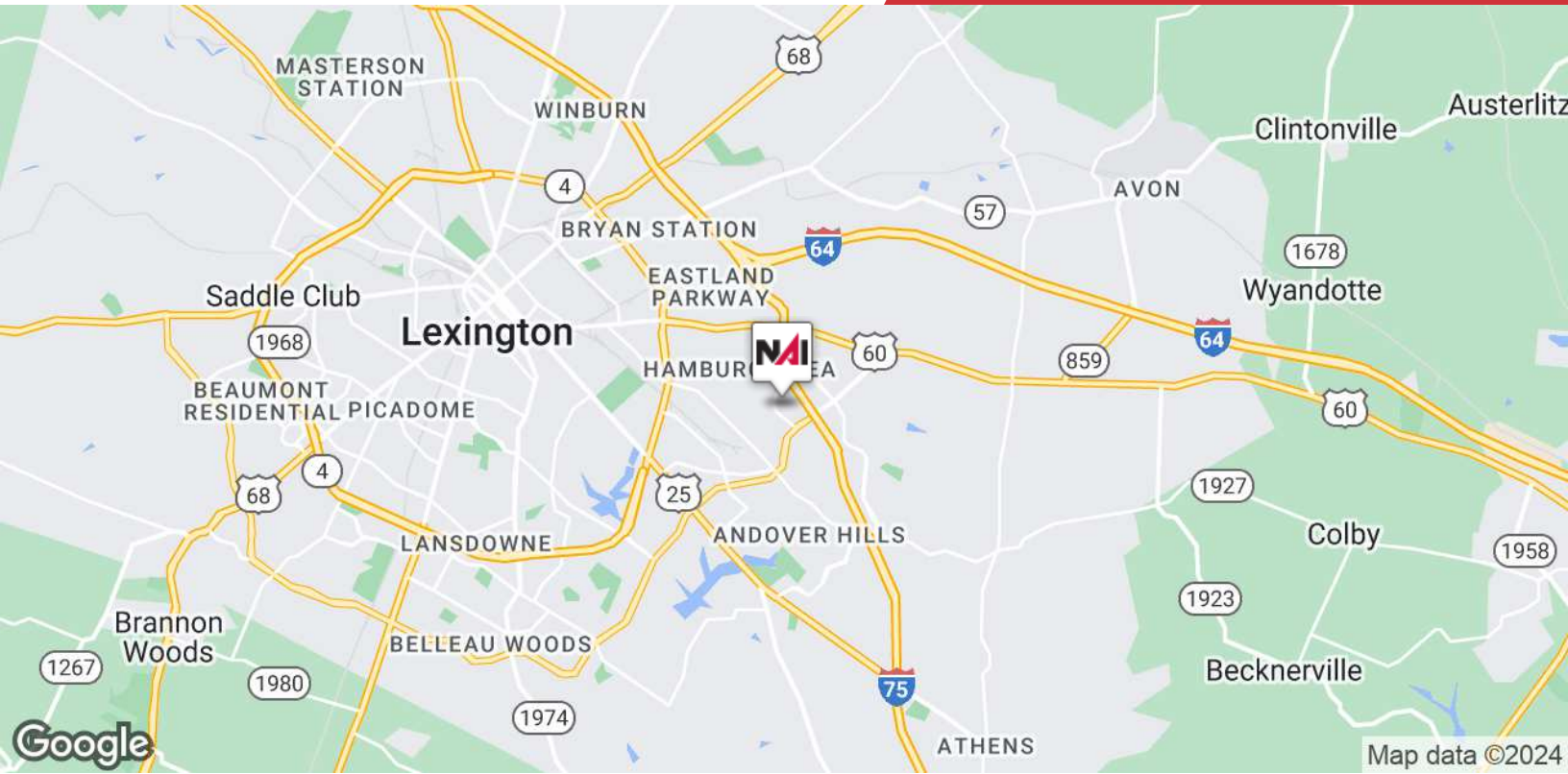
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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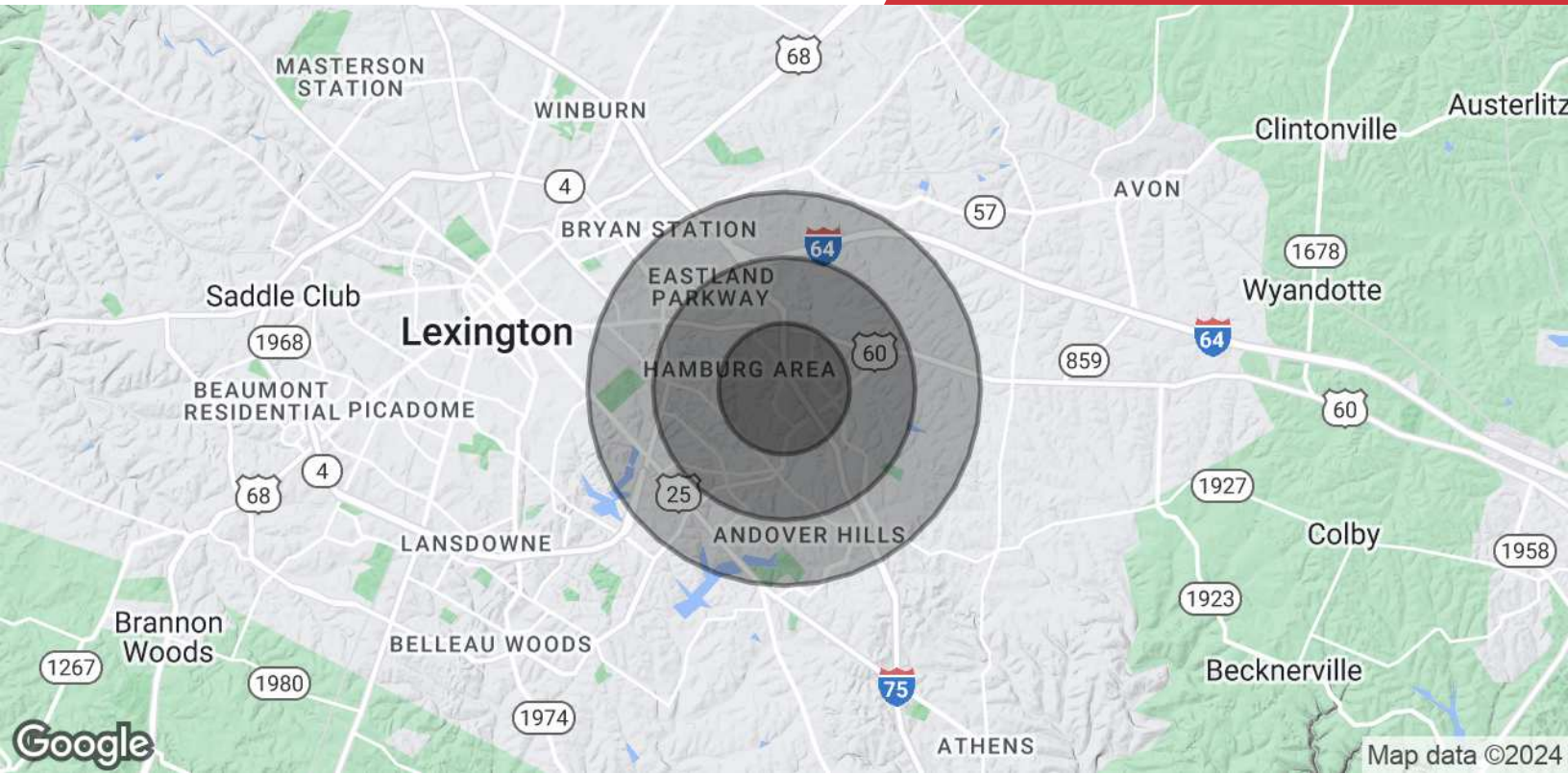
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Population	1 Mile	2 Miles	3 Miles
Total Population	6,418	32,714	63,630
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	39	40
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,905	14,248	27,648
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$121,829	\$102,491	\$99,520
Average House Value	\$394,021	\$324,480	\$331,926

Demographics data derived from STDB 2023