



Hamburg Place Offices

2517 Sir Barton Way
Lexington, Kentucky 40509

Property Highlights

- +/-27,516 SF Class "A" two-story office building
- Up to +/-6,283 SF for lease
- 100 parking spaces
- Building and monument signage available
- Prominent street presence and location within the Hamburg area on Sir Barton Way
- Surrounded by Walmart, Lowe's, restaurants, retail services and amenities with visibility from Sir Barton Way and I-75
- Convenient access to I-75/I-64 providing efficient connection to Central Kentucky, Louisville and Cincinnati
- Hamburg Place development contains +/-2,500,000 SF of retail, 160 acres of professional offices and 1,000 acres of residential along I-75 and Man O' War Boulevard
- Zoned P-1, Professional Office

Spaces

Suite 1/2

Lease Rate

Negotiable

Space Size

2,470 - 6,283 SF

Suite 3

Negotiable

3,813 - 6,283 SF

For More Information

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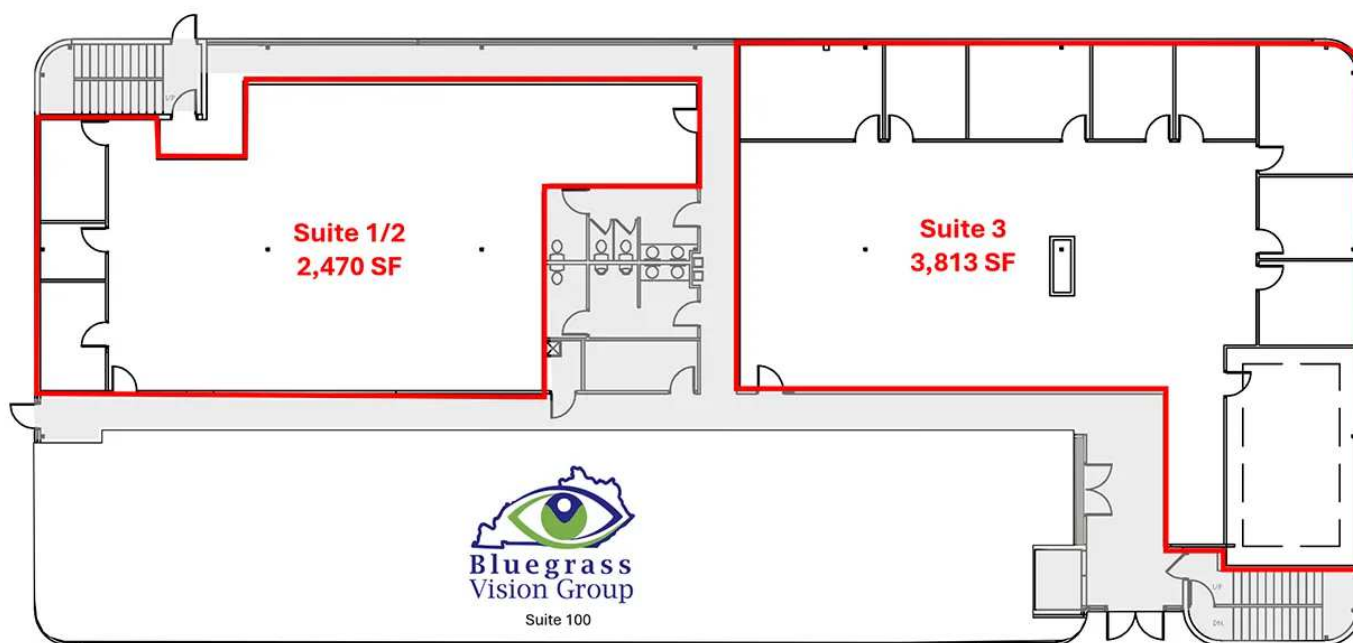






Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 1/2	2,470 - 6,283 SF	Modified Gross	Negotiable
Suite 3	3,813 - 6,283 SF	Modified Gross	Negotiable



FLOOR PLAN
SCALE: N.T.S

OVERALL ROOM DIMENSIONS ARE INTENDED TO REPRESENT GENERAL ROOM SIZES AND NOT FRAMING DIMENSIONS. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



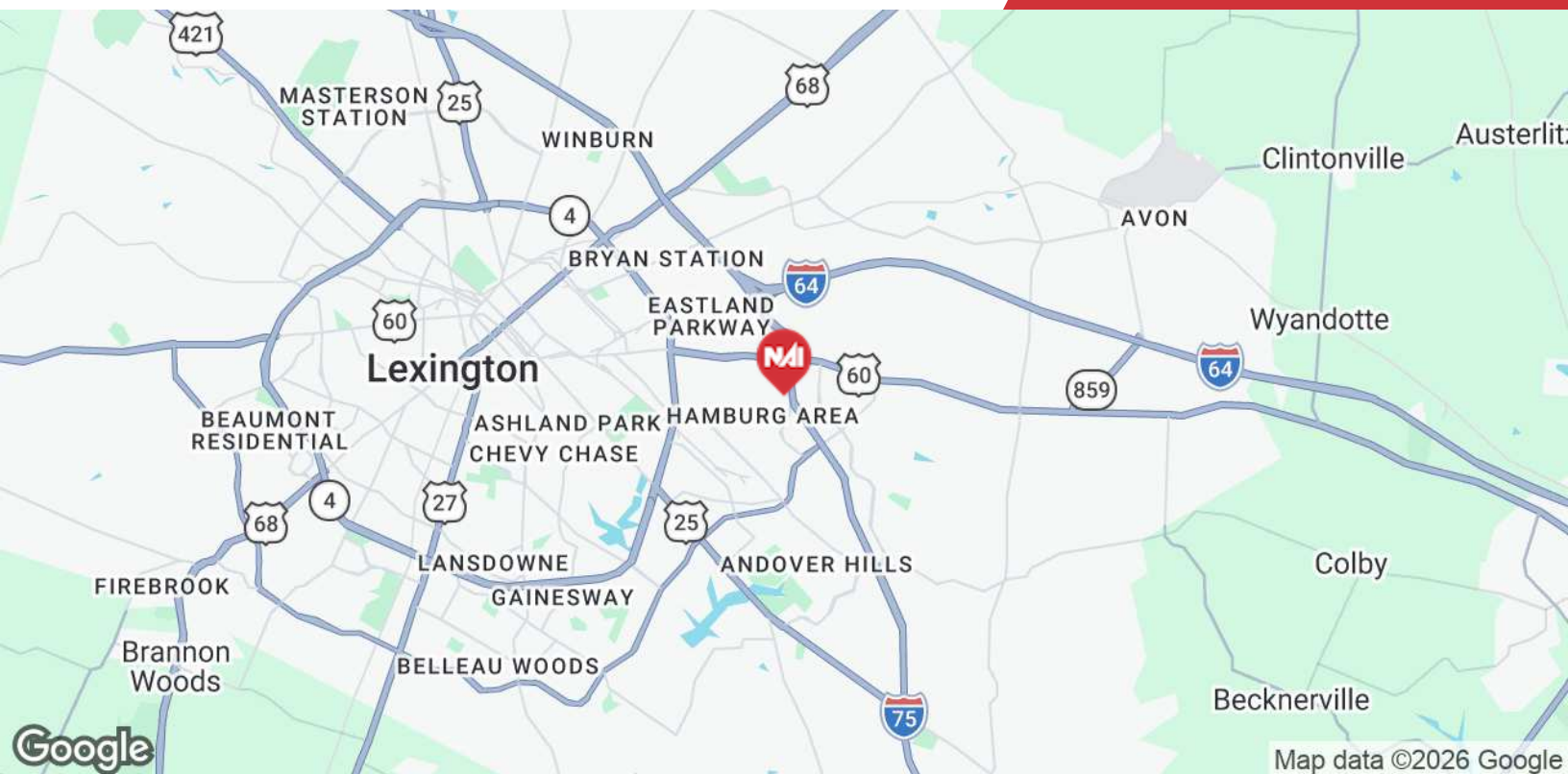
MEG FERGUSON
INTERIORS
155 East Main Street Suite 102
Lexington, Kentucky 40507
858 255 9400

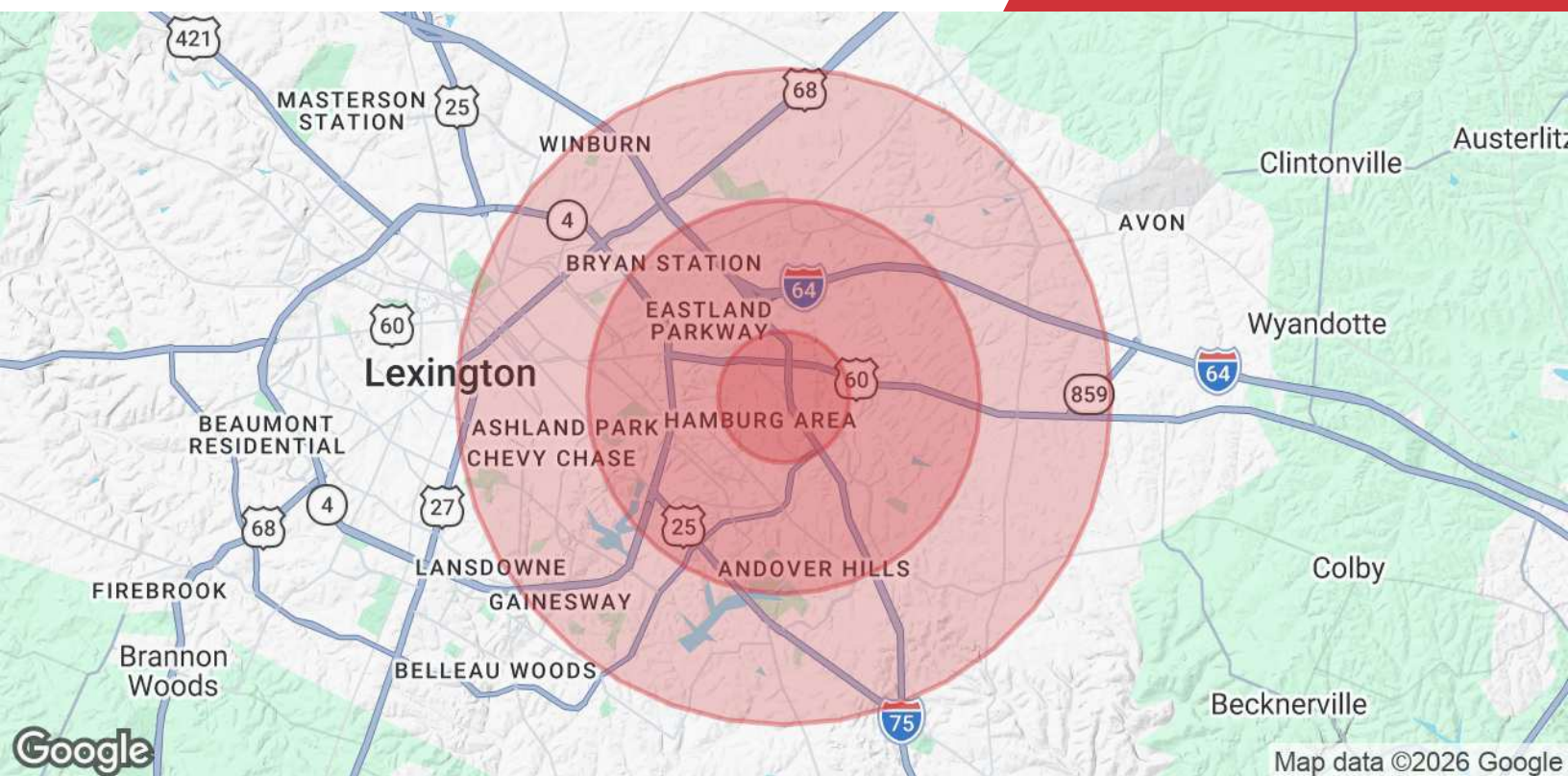
2517 SIR BARTON WAY
LEXINGTON, KENTUCKY

DATE: 07.15.26
SCALE: N.T.S.
DRAWN BY: MEF
REVISIONS:

FLOOR PLAN

A-1





Population	1 Mile	3 Miles	5 Miles
Total Population	4,929	64,842	161,102
Average Age	41	39	38
Average Age (Male)	39	38	37
Average Age (Female)	42	40	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,409	28,678	68,568
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$163,605	\$116,699	\$113,536
Average House Value	\$400,669	\$321,424	\$355,815

Demographics data derived from STDB 2026