



Hamburg Office Condo

2700 Old Rosebud Rd, Suite 210

Lexington, Kentucky 40509

Property Highlights

- Office condo for sale in the highly desirable Hamburg area
- Class "A" office building with high-end finishes and ample parking
- Walking distance to lots of amenities and restaurants
- Convenient access to downtown and 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
- Daily traffic count of +/-17,748 ADT on Old Rosebud Road near the site
- Zoned P-1, Professional Office
- Virtual Tour: <https://youriguide.com/8ced4a51-e8b6-405e-8b17-3eed1ab2f7c2>

Offering Summary

Sale Price:	\$495,000 (\$187.93/SF)
Suite 210:	2,634 SF

For More Information

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For Sale

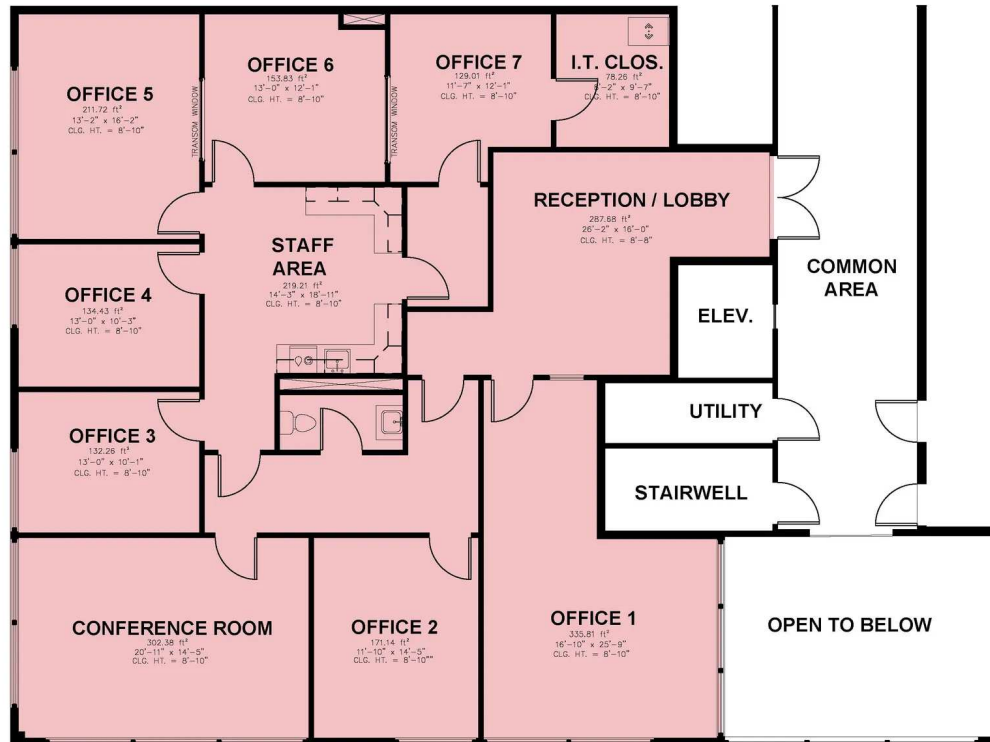
2,634 SF | \$495,000 (\$187.93/SF)

Suite 210



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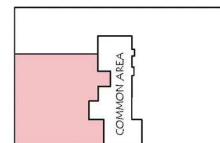
771 Corporate Drive, Suite 500
Lexington, KY 40503
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naiisaac.com



SECOND FLOOR PLAN - SUITE 210

NOTE:

- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESS ARE ASSUMED 4 5/8". FIELD VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.
- DOCUMENT IS FOR REPRESENTATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.
- WALLS AND DEMISING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 4 5/8"
- ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.



- SECOND FLOOR KEY PLAN

For Sale

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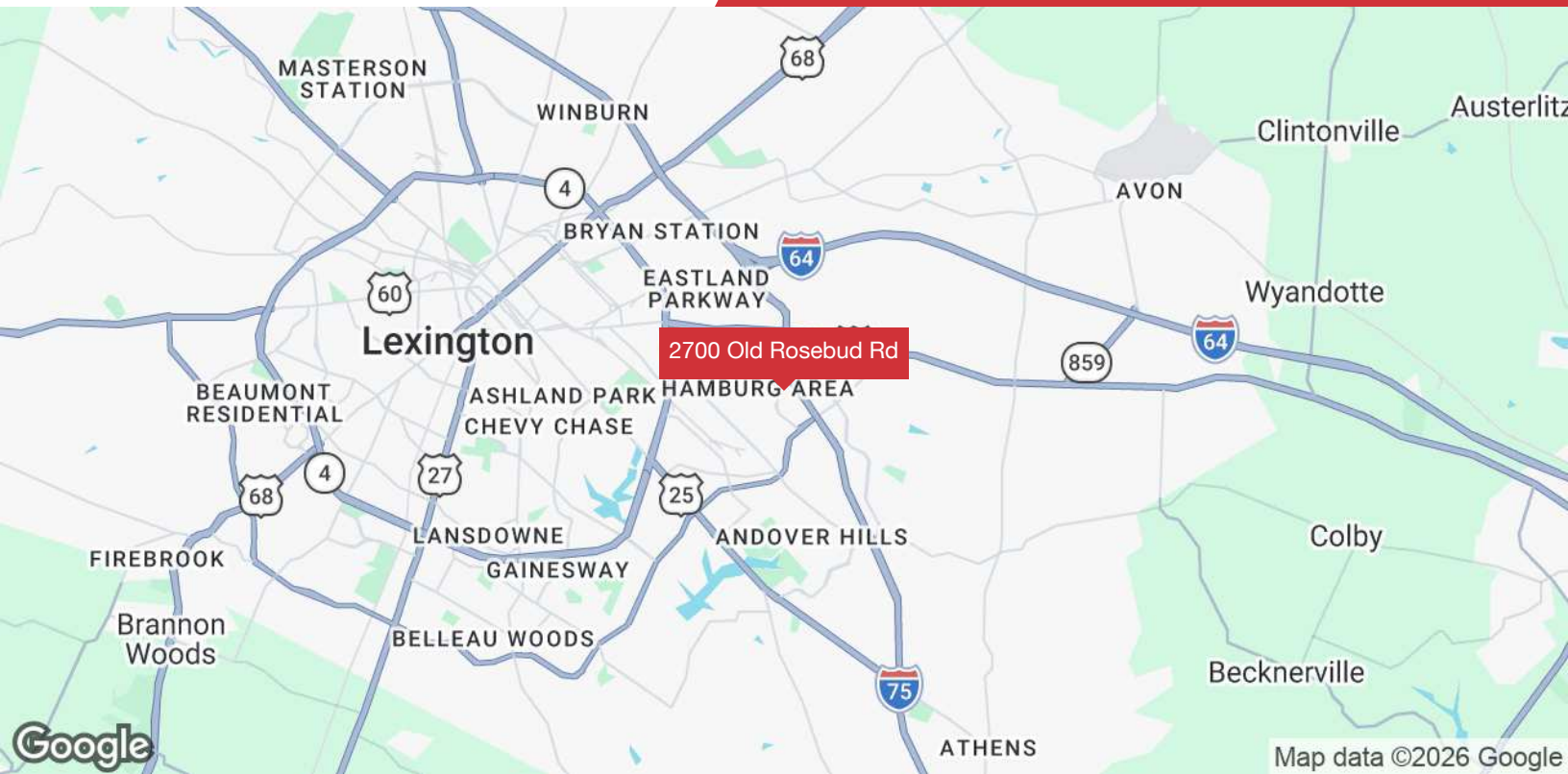
Office Space

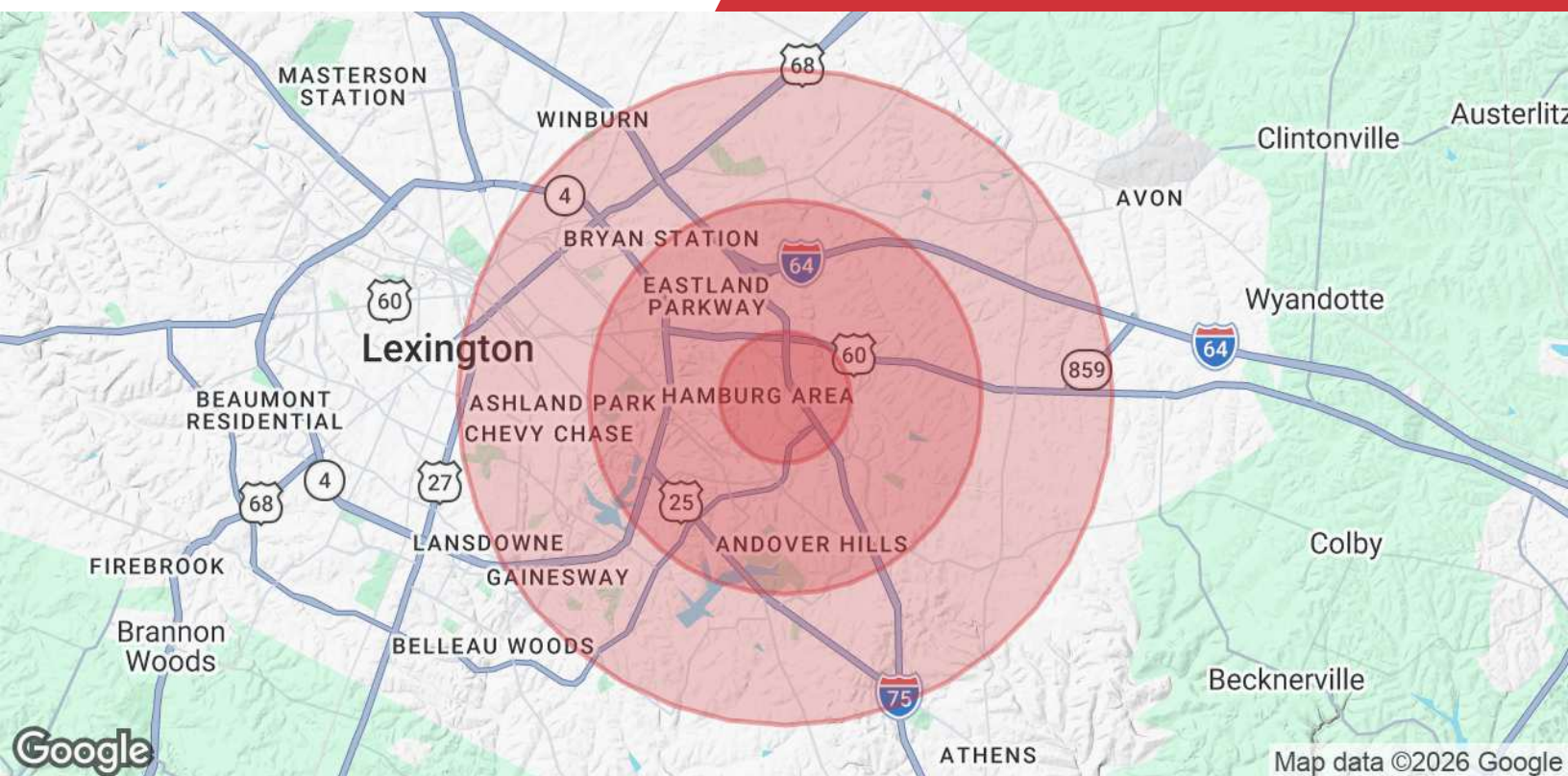


For Sale

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Office Condo





Population	1 Mile	3 Miles	5 Miles
Total Population	6,635	64,569	151,324
Average Age	41.8	37.8	37.0
Average Age (Male)	43.1	37.1	35.6
Average Age (Female)	41.7	38.6	38.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,266	28,517	65,141
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$122,089	\$98,993	\$96,987
Average House Value	\$409,742	\$318,285	\$332,171

2025 STDB Demographics