



Hamburg Place Offices

2517 Sir Barton Way
Lexington, Kentucky 40509

Property Highlights

- +/-27,516 SF Class "A" two-story office building
- Up to +/-6,276 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	Lease Rate	Space Size
Suite 1	Negotiable	1,238 - 2,566 SF
Suite 2	Negotiable	1,328 - 2,566 SF
Suite 3	Negotiable	3,710 SF

For More Information

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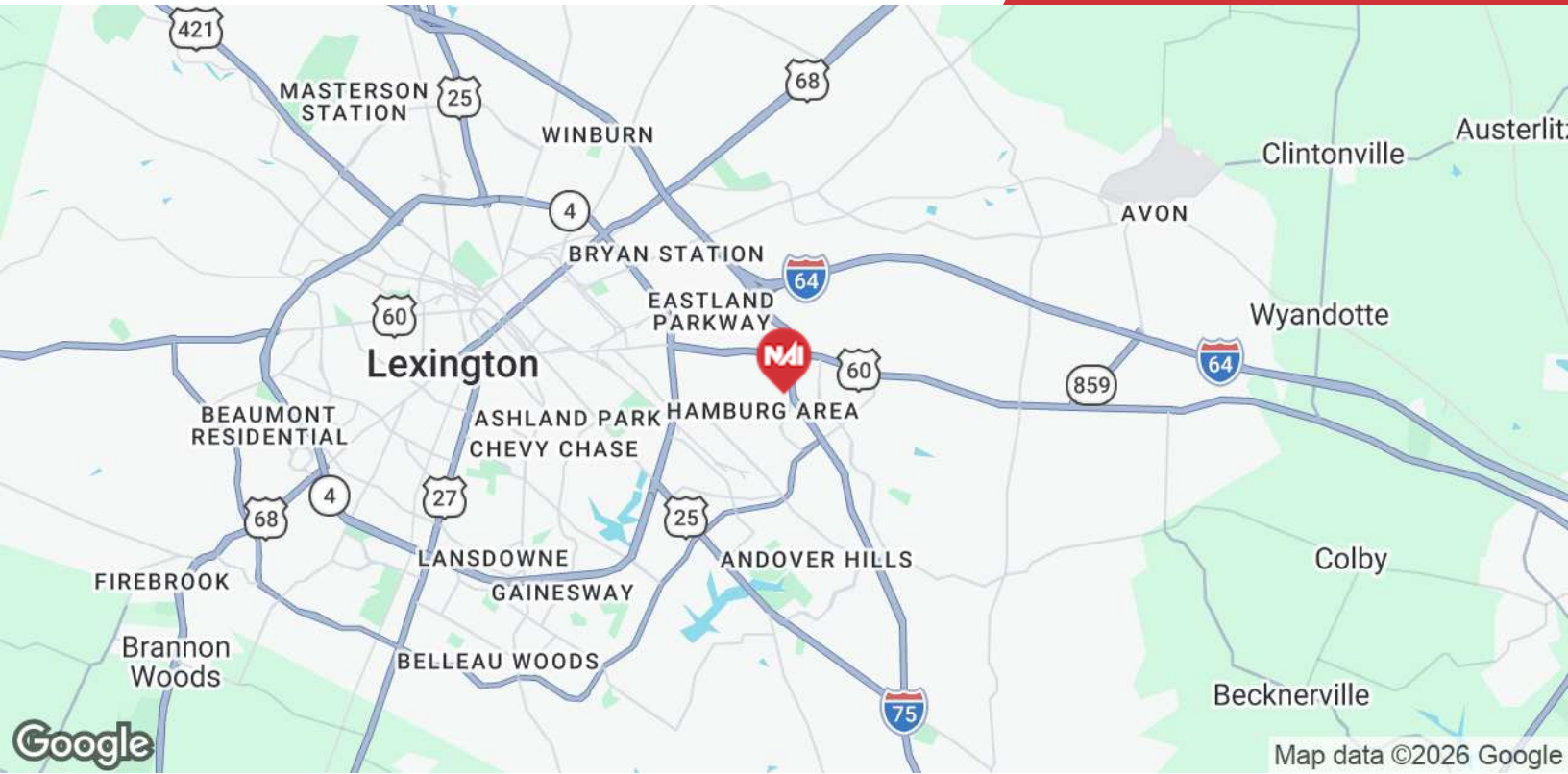
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 1	1,238 - 2,566 SF	Modified Gross	Negotiable
Suite 2	1,328 - 2,566 SF	Modified Gross	Negotiable
Suite 3	3,710 SF	Modified Gross	Negotiable



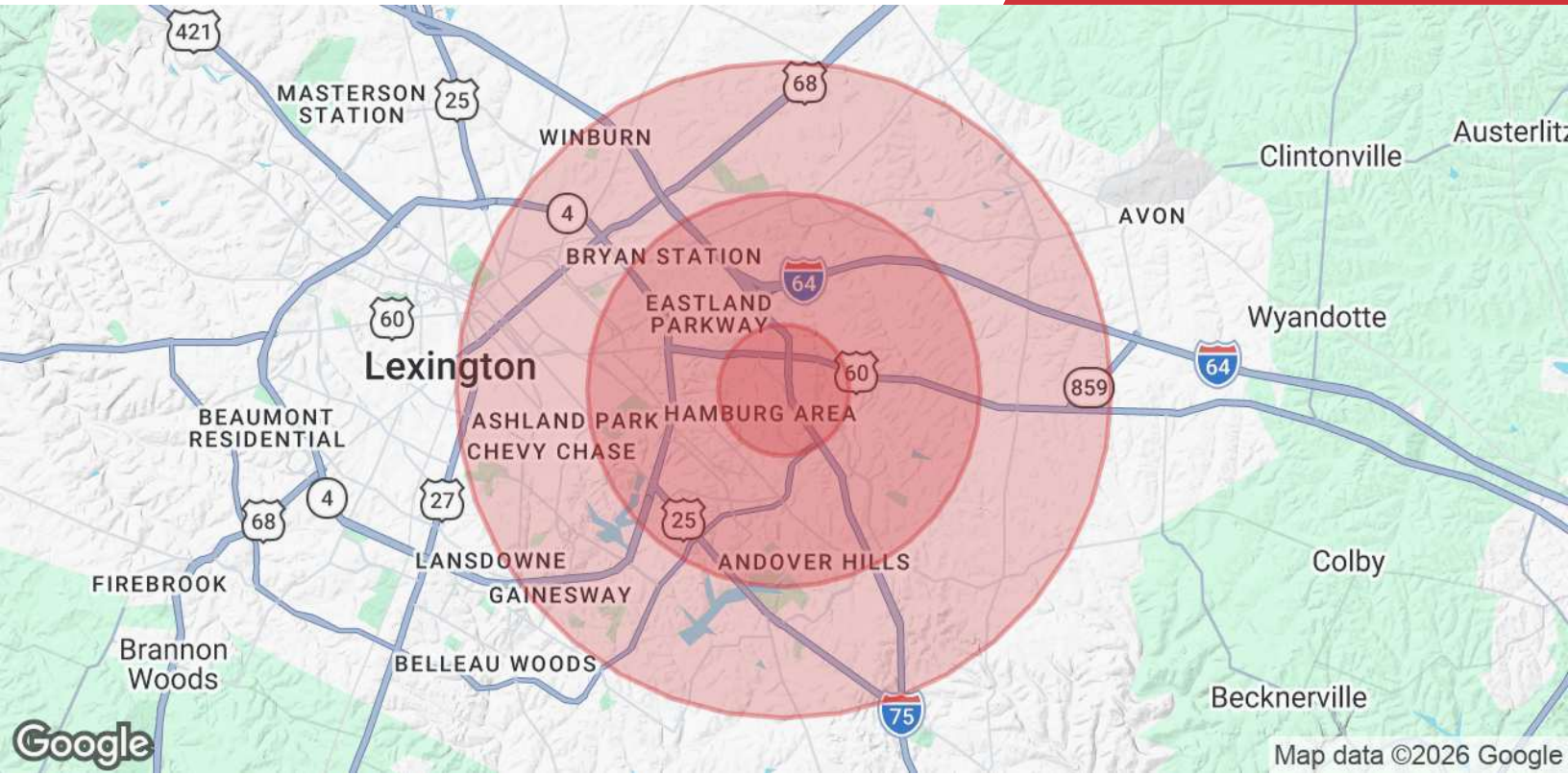
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

CURRENT OFFICES ACROSS
FRONT OF THE BUILDING IN
THE SHADED AREA ARE NOT
TO BE INCLUDED IN THE DEMO
PORTION OF THE BID



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Population	1 Mile	3 Miles	5 Miles
Total Population	4,455	63,378	156,990
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	2,134	27,693	65,982
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$149,319	\$102,852	\$98,896
Average House Value	\$400,669	\$321,424	\$355,815

Demographics data derived from STDB 2024