

For Lease

## Hamburg Office Condo, Suite 230



**2704 Old Rosebud Road**  
Lexington, Fayette County, Kentucky, 40509

For More Information:

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# Hamburg Office Condo, Suite 230

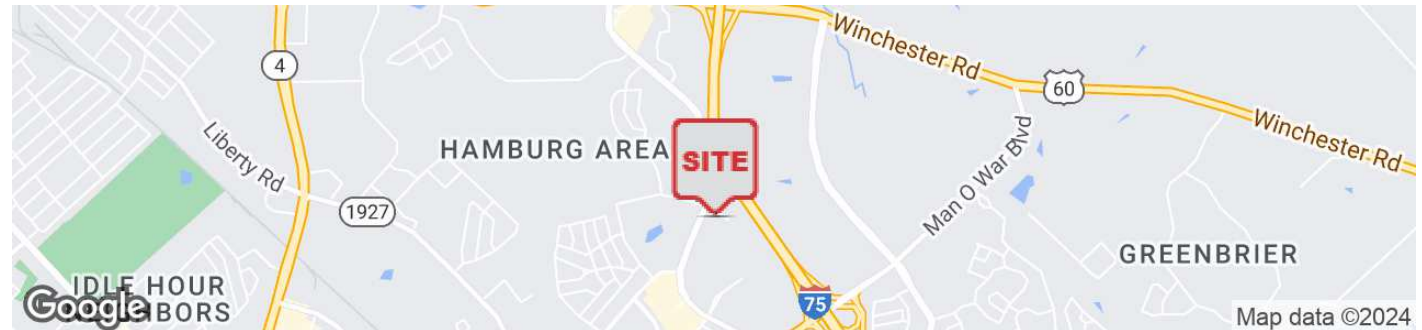
## Executive Summary



### Property Details

<b>Suite 230</b>	NEGOTIABLE
<b>Lease Rate</b>	
<b>Zoning</b>	P-1, Professional Office
<b>Signage</b>	Interior Lobby Directory

### Location Map



### Demographics

Total Households:  
Total Population:  
Average HH Income:  
Median HH Income:

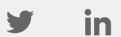
	1 Mile	3 Miles	5 Miles
Total Households:	2,020	22,683	54,333
Total Population:	4,726	51,225	123,772
Average HH Income:	\$87,037	\$68,547	\$68,664
Median HH Income:	\$81,195	\$58,788	\$52,806



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## Complete Highlights

### PROPERTY HIGHLIGHTS

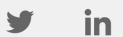
- Suite 230: +/-2,250 RSF for lease on the second floor in the highly desirable Hamburg area
- Class "A" office building with high-end finishes and ample parking
- Building serviced by elevator
- Walking distance to lots of amenities and restaurants
- Shared courtyard with neighboring building
- Hamburg 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 and downtown Lexington
- Rental Rate: \$19.50 PSF full service



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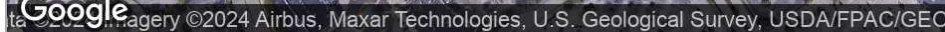
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# Location Maps



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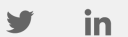
## Additional Photos



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## Retailer Map

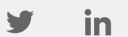


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## Retailer Map

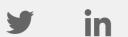


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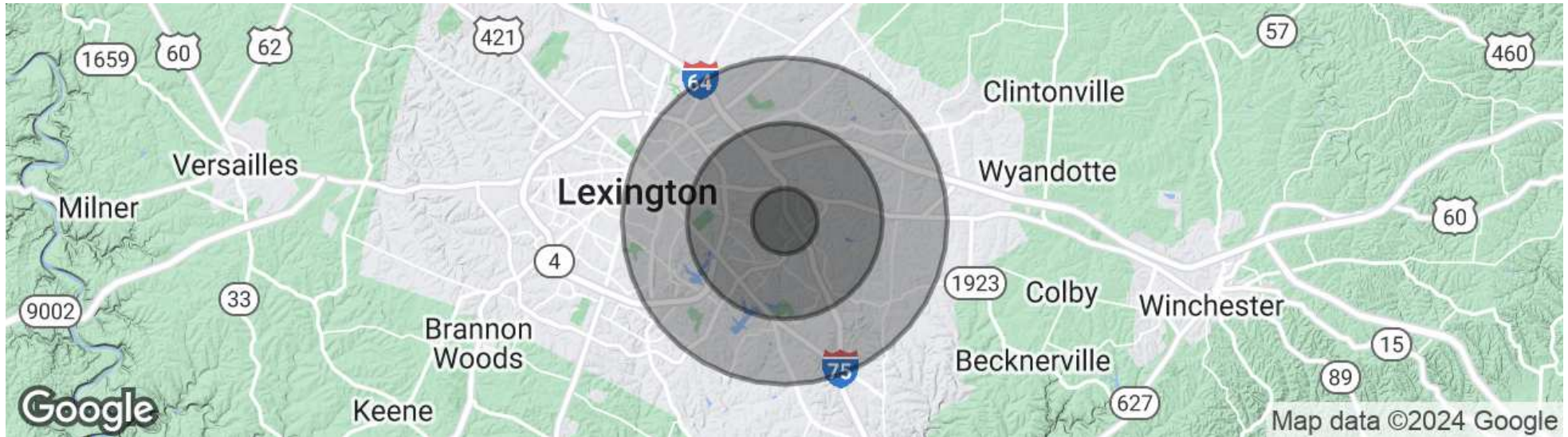




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## Demographics Map & Report



### POPULATION

Total population

Median age

### 1 MILE

4,726

32.0

### 3 MILES

51,225

33.1

### 5 MILES

123,772

35.0

### HOUSEHOLDS & INCOME

Total households

# of persons per HH

Average HH income

Average house value

### 1 MILE

2,020

2.3

\$87,037

\$224,828

### 3 MILES

22,683

2.3

\$68,547

\$203,097

### 5 MILES

54,333

2.3

\$68,664

\$227,697

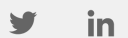
\* Demographic data derived from 2020 ACS - US Census



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