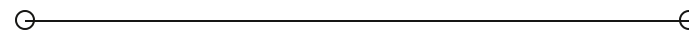


LEASE

Small Hamburg Office For Lease

2452 SIR BARTON WAY

Lexington, KY 40509



PRESENTED BY:

WADE HAGA

O: 859.306.0605

C: 859.285.2202

wade.haga@svn.com

**MATT STONE, CCIM, SIOR,
MBA**

O: 859.306.0593

C: 859.351.5444

matt.stone@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (Gross)
BUILDING SIZE:	25,752 SF
AVAILABLE SF:	1,194 SF
YEAR BUILT:	2007
ZONING:	P-1
MARKET:	Hamburg Pavilion
TRAFFIC COUNT:	18,604

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present a corner office space for lease in Hamburg Pavilion. Located on the third floor, the space offers beautiful views from each of the three offices and one conference room. The property includes 58 parking spaces plus reciprocal parking with the adjoining lot and easy access to I-75, I-64, New Circle Rd, Man O' War Blvd and Winchester Rd. The landlord is an experienced developer who has the ability to efficiently fit up the vacant spaces according to a tenant's needs. Located in Hamburg Pavilion, the site is surrounded by an abundance of local, regional and national retailers, professional office users and one of Lexington's most dense residential areas.

All other inquiries can be directed to Wade Haga at wade.haga@svn.com / 859-285-2202 or Matt Stone, CCIM, SIOR, MBA at matt.stone@svn.com / 859-351-5444.

PROPERTY HIGHLIGHTS

- Corner Office with Beautiful Views
- 58 On-Site Parking Spaces, Plus Reciprocal Parking with the Adjoining Lot
- Easy Access to I-75, I-64, New Circle Rd, Man O' War Blvd and Winchester Rd
- Surrounded by an Abundance of Retail, Professional Office and Residential

WADE HAGA

O: 859.306.0605 | C: 859.285.2202
wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593 | C: 859.351.5444
matt.stone@svn.com

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,194 SF	LEASE RATE:	\$18.00 SF/yr

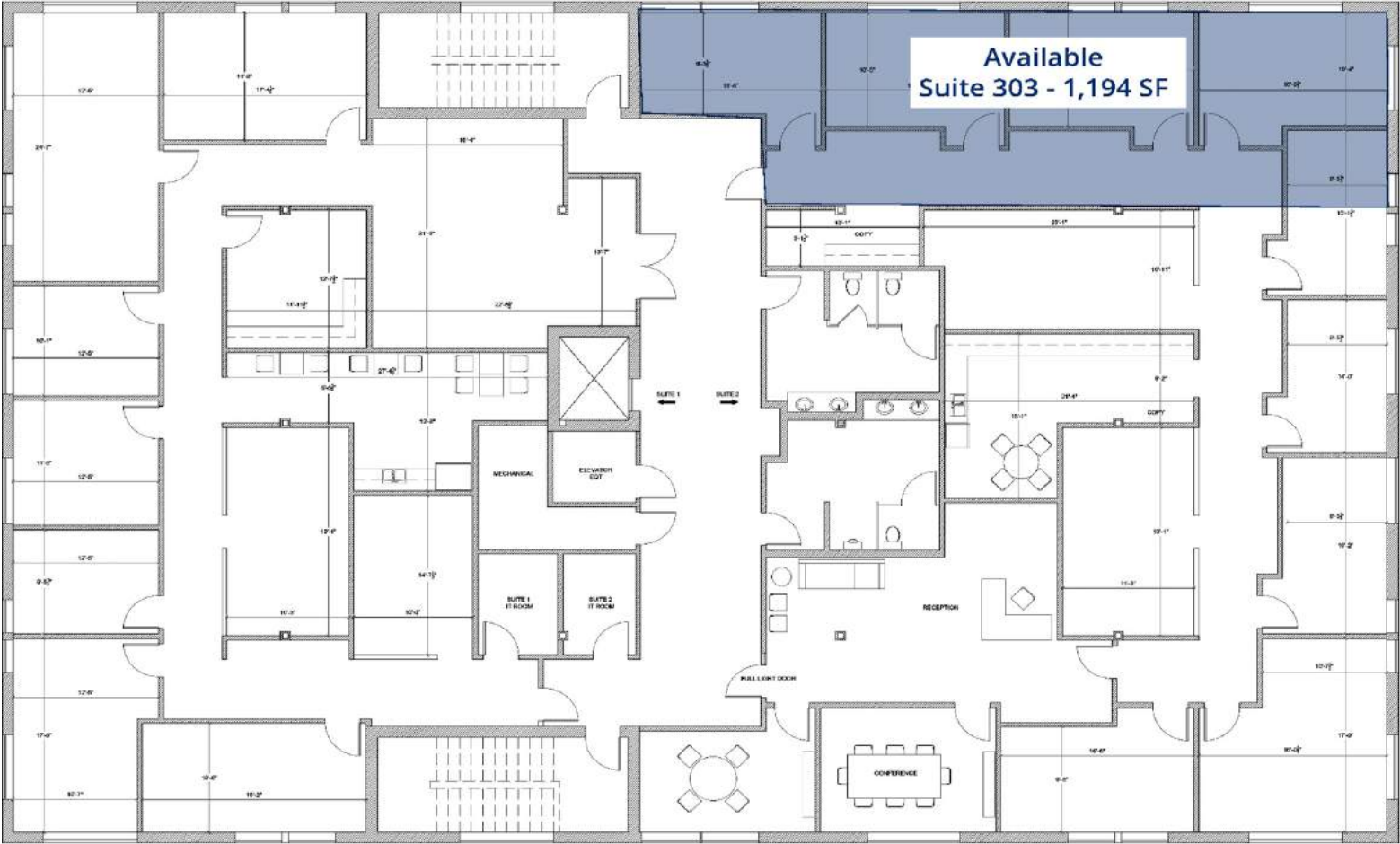
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 303	Available	1,194 SF	Gross	\$18.00 SF/yr

WADE HAGA
O: 859.306.0605 | C: 859.285.2202
wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA
O: 859.306.0593 | C: 859.351.5444
matt.stone@svn.com

FLOOR PLAN - 3RD FLOOR



1 PROPOSED 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

*For marketing purposes only, exact locations not warranted.

2442 SIR BARTON WAY
LEXINGTON, KY 40505
859.306.0605
www.stonecommercial.com

A-1

WADE HAGA

O: 859.306.0605 | C: 859.285.2202
wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593 | C: 859.351.5444
matt.stone@svn.com

AERIAL



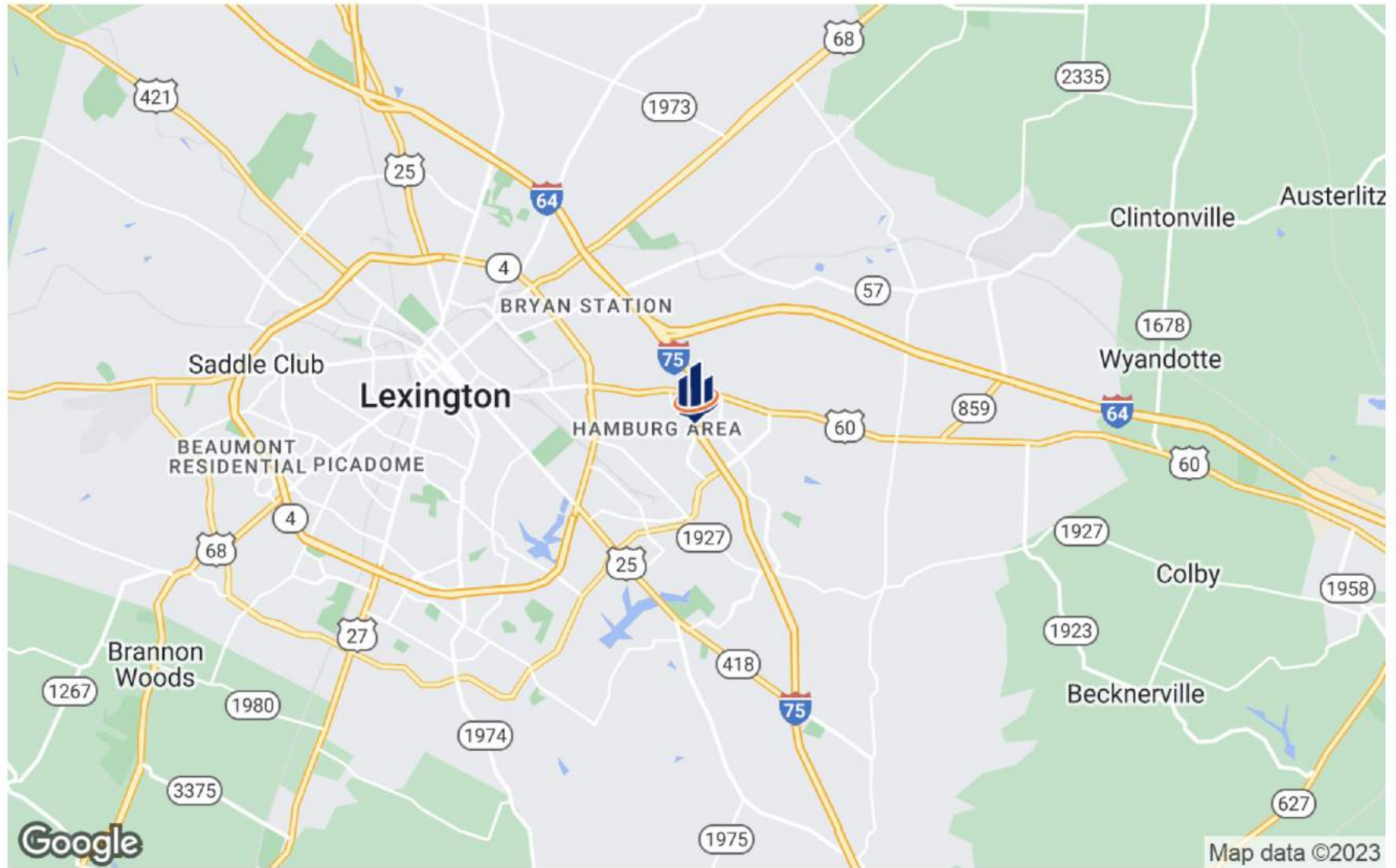
WADE HAGA

O: 859.306.0605 | C: 859.285.2202
 wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593 | C: 859.351.5444
 matt.stone@svn.com

LOCATION MAP



WADE HAGA

O: 859.306.0605 | C: 859.285.2202
wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593 | C: 859.351.5444
matt.stone@svn.com

DEMOGRAPHICS MAP & REPORT

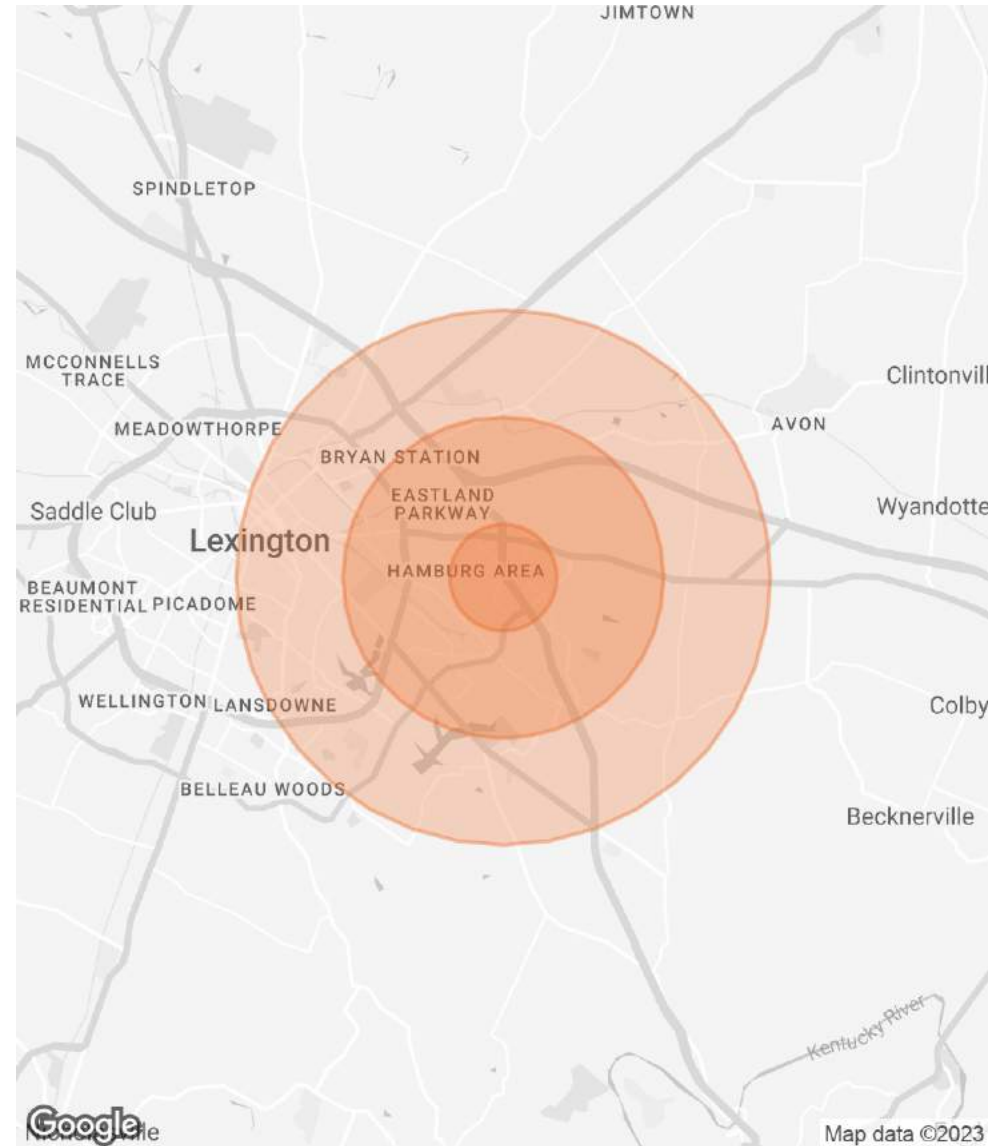
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,221	50,054	123,128
AVERAGE AGE	31.9	33.2	35.0
AVERAGE AGE (MALE)	32.9	33.1	34.3
AVERAGE AGE (FEMALE)	31.5	33.9	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,828	22,188	54,005
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$82,025	\$68,195	\$68,247
AVERAGE HOUSE VALUE	\$224,975	\$198,654	\$227,945

* Demographic data derived from 2020 ACS - US Census



WADE HAGA

O: 859.306.0605 | C: 859.285.2202
wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593 | C: 859.351.5444
matt.stone@svn.com

LEXINGTON, KY



Best City for
New College Grads



Best City to
Live in America



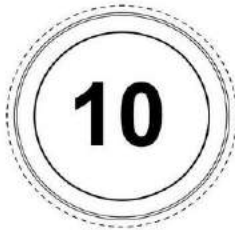
Best Large
College City



Best Cities
to Raise a Family



Most Diversified
Metro Economies



Colleges and
Universities
within 40 miles



Lexington, Kentucky is located in Central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH.

Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being “Horse Capital of the World.”

354,318

Population

\$198,000

Median Home Value

\$60,942

Median Household Income

191,977

Jobs in Fayette County

147,590

Housing Units

WADE HAGA

O: 859.306.0605 | C: 859.285.2202
wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593 | C: 859.351.5444
matt.stone@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

WADE HAGA

O: 859.306.0605 | C: 859.285.2202
wade.haga@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593 | C: 859.351.5444
matt.stone@svn.com