

725 Harvard Dr | Owensboro, KY 42301



For Lease | Individual Offices/Co-Working

**OFFERING SUMMARY**

Lease Rate:	\$100.00 - 525.00 per month (Full Service)
Building Size:	4,931 SF
Available SF:	25 - 100 SF
Lot Size:	0.578 Acres
Year Built:	1974
Renovated:	2020
Zoning:	B-4 General Business

PROPERTY OVERVIEW

With COVID, so many of us have had to change the way we work - many of us working from home. While working from home can be a blessing, it can also be a challenge. Sometimes you just need a place to go so you can focus and maximize your productivity.

This is why we created The Hub on Harvard. Newly remodeled, we've designed this space to make everything as easy on you as possible. It is full of brand new furniture so you don't have to move anything. Everything is month to month so you don't have to commit to any long term leases. Wifi (or wired) high speed internet is provided as well as utilities so that you only pay one monthly fee.

And because we are constantly caffeinated ourselves, The Hub provides free unlimited coffee. You don't even need your own mug.

All you need to do is show up with your laptop and you are in business.

The Hub on Harvard has 10 individual and private offices as well as some co-working space for the executive, for the salesperson, for a Realtor, an accountant, or anything in between.



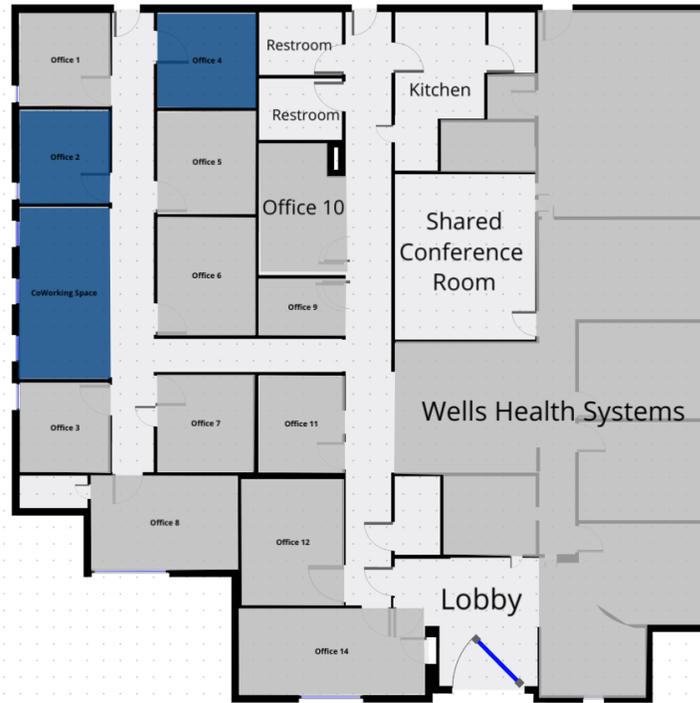
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

725 Harvard Dr | Owensboro, KY 42301



For Lease | \$100.00 - 525.00 per month (Full Service)



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: Full Service Lease Term: Negotiable
 Total Space: 25 - 100 SF Lease Rate: \$100.00 - \$525.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Office 1	Office 1	100 SF	Full Service	-	This office is 100 sf - 10' x 10' - and is equipped with brand new furniture. It also has a window that allows in generous natural light to the office. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 2	Available	100 SF	Full Service	\$525 per month	This office is 100 sf - 10' x 10' - and is equipped with brand new furniture. It also has a window that allows in generous natural light to the office. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 3	Office 3	100 SF	Full Service	-	This office is 100 sf - 10' x 10' - and is equipped with brand new furniture. It also has a window that allows in generous natural light to the office. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.



BO BARRON, CCIM Managing Director
 bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
 todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

725 Harvard Dr | Owensboro, KY 42301

For Lease | \$100.00 - 525.00 per month (Full Service)

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Office 4	Available	100 SF	Full Service	\$510 per month	This office is 100 sf - 10' x 10' - and is equipped with brand new furniture. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 5	Office 5	100 SF	Full Service	-	This office is 100 sf - 10' x 10' - and is equipped with brand new furniture. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 6	Office 6	130 SF	Full Service	-	This office is 130 sf - 10' x 13' - and is equipped with brand new furniture. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 7	Office 7	100 SF	Full Service	-	This office is 100 sf - 10' x 10' - and is equipped with brand new furniture. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 8	Office 8	160 SF	Full Service	-	This office is 160 sf - 10' x 16' - and is equipped with brand new furniture that includes an L-shaped desk, drawers, and a small round table. It has a large bay window that lets in a tremendous amount of natural light. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 9	Office 9	60 SF	Full Service	-	This office is 60 sf - 10' x 6' - and is equipped with brand new furniture that includes an L-shaped desk, drawers, and an office chair. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 10	Office 10	140 SF	Full Service	-	This office is 140 sf - 10' x 14' - and is equipped with brand new furniture that includes an L-shaped desk, drawers, an office chair and a chair for a guest. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 11	Office 11	100 SF	Full Service	-	This office is 100 sf - 10' x 10' - and is equipped with brand new furniture. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 12	Office 12	150 SF	Full Service	-	This office is 150 sf and is equipped with brand new furniture. It is located closely to the front entrance. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.
Office 14	Office 14	190 SF	Full Service	-	This office is 190 sf - 10' x 19' - and is equipped with brand new furniture that includes an L-shaped desk, drawers, and a small round table. It has a large bay window that lets in a tremendous amount of natural light. Beyond being furnished, this office comes with free wi-fi or wired high-speed internet, access to a conference room, and unlimited coffee. There are also no leases or contracts.



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

725 Harvard Dr | Owensboro, KY 42301

For Lease | \$100.00 - 525.00 per month (Full Service)

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
CoWorking Space	Available	25 SF	Full Service	\$100 per month	Perhaps you don't need a dedicated office. Maybe you just need a place to go where you can work a couple of days a week. If this is you, we provide coworking space. For just \$100/mo, you can pull up a chair in our coworking space any time you'd like. You can also take advantage of our free wi-fi and unlimited coffee. You can also make use of our conference room. Join for a month at a time - no long term contracts.
Suite A	Wells Health Systems	2,200 SF	NNN	-	-



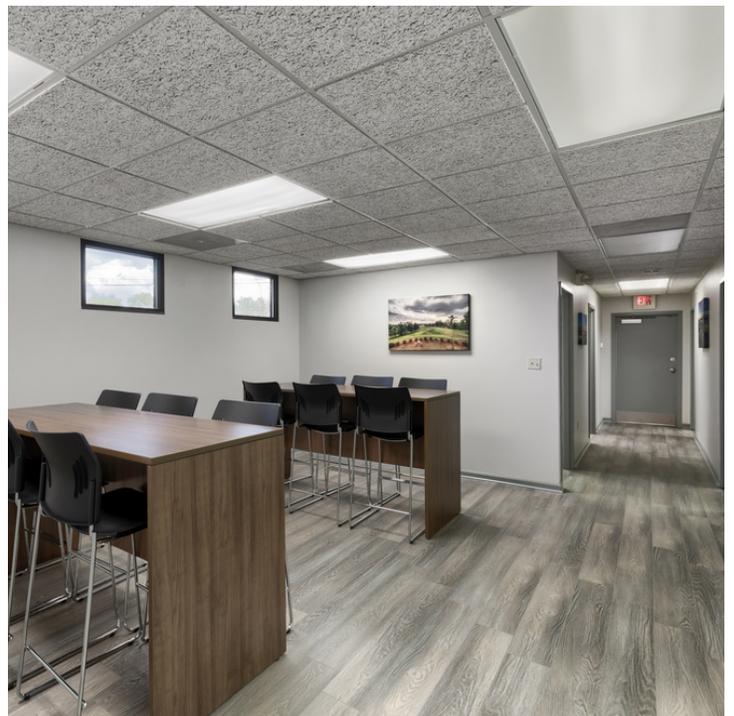
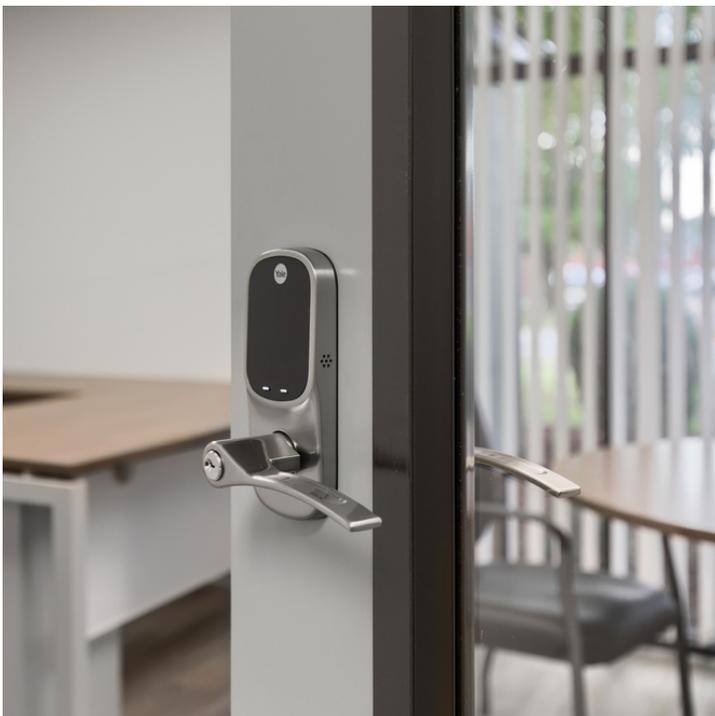
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

725 Harvard Dr | Owensboro, KY 42301



For Lease | \$100.00 - 525.00 per month (Full Service)



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

725 Harvard Dr | Owensboro, KY 42301



For Lease | \$100.00 - 525.00 per month (Full Service)

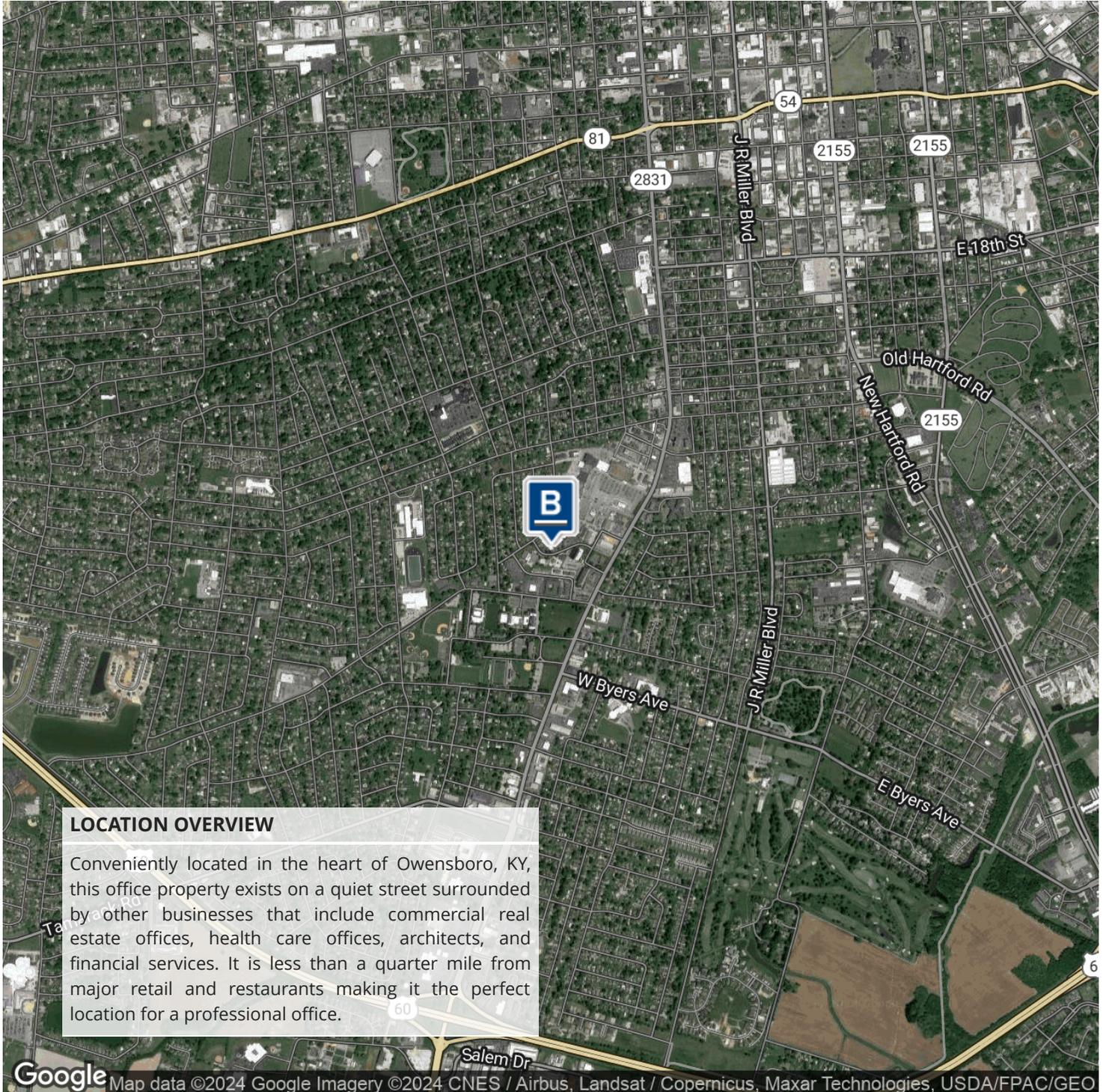


BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

725 Harvard Dr | Owensboro, KY 42301

For Lease | \$100.00 - 525.00 per month (Full Service)

**LOCATION OVERVIEW**

Conveniently located in the heart of Owensboro, KY, this office property exists on a quiet street surrounded by other businesses that include commercial real estate offices, health care offices, architects, and financial services. It is less than a quarter mile from major retail and restaurants making it the perfect location for a professional office.

Google Map data ©2024 Google Imagery ©2024 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



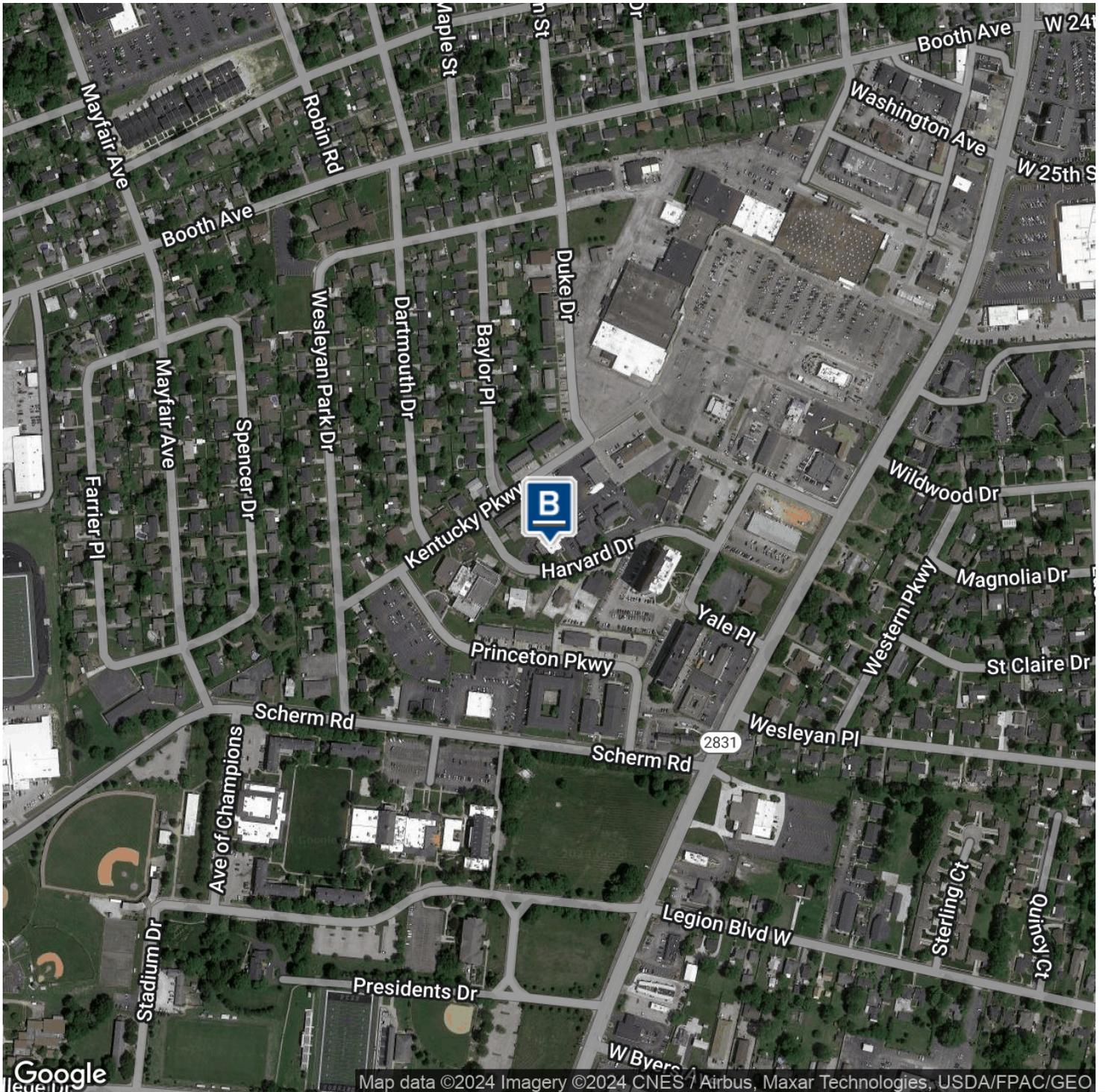
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

725 Harvard Dr | Owensboro, KY 42301



For Lease | \$100.00 - 525.00 per month (Full Service)



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

725 Harvard Dr | Owensboro, KY 42301

For Lease | \$100.00 - 525.00 per month (Full Service)



Map data ©2024 Google Imagery ©2024 CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction