



Offering Memorandum



Hamburg Offices For Lease

2452 SIR BARTON WAY, LEXINGTON, KY 40509

PROPERTY SUMMARY

HAMBURG OFFICES FOR LEASE

2452 SIR BARTON WAY
LEXINGTON, KY 40509

OFFERING SUMMARY

LEASE RATE:	\$19.50 - 20.50 SF/yr (Gross)
BUILDING SIZE:	25,752 SF
AVAILABLE SF:	1,194 - 2,549 SF

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present two well-appointed office suites for lease in Hamburg Pavilion: Suite 200 (±2,549 SF) and Suite 303 (±1,194 SF).

Suite 200 features six private offices, one conference/training room, and a kitchenette.

Suite 303 includes four private offices with windows and an efficient layout ideal for professional users.

The property offers 58 parking spaces plus reciprocal parking with the adjoining lot and provides convenient access to I-75, I-64, New Circle Rd., Man O' War Blvd., and Winchester Rd.

Located in Hamburg Pavilion, the site is surrounded by an abundance of retailers, medical centers, professional office users, and one of Lexington's most dense residential areas.

For more information, please contact 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

- 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
- **Suite 200** features six private offices, one conference/training room, and a kitchenette.
- **Suite 303** includes four private offices with windows



1,194 - 2,549 SF

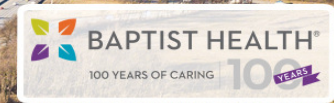


On-Site Parking



\$19.50 - 20.50 SF/yr

PROPERTY AERIAL

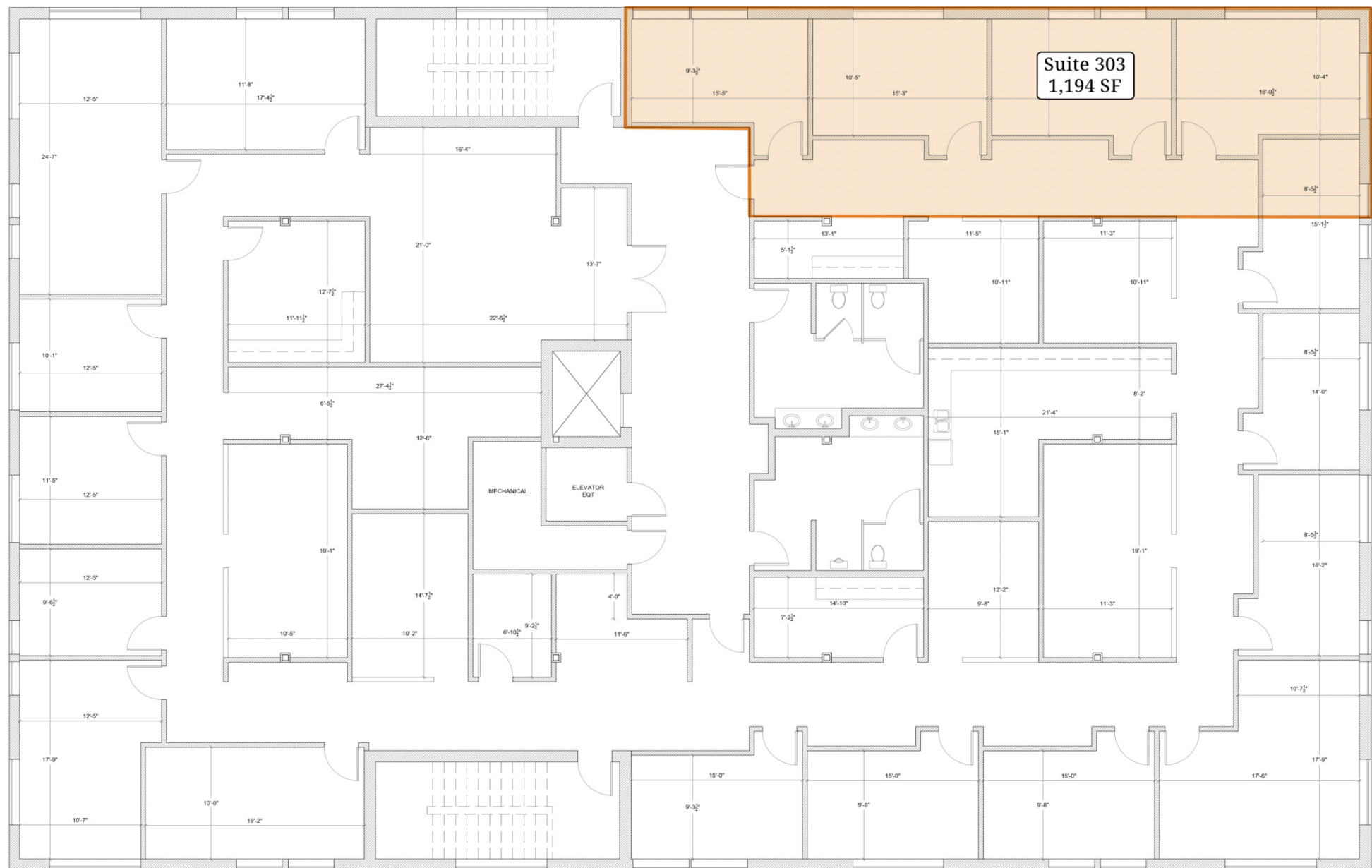


Sir Barton Way
19,300+ VPD

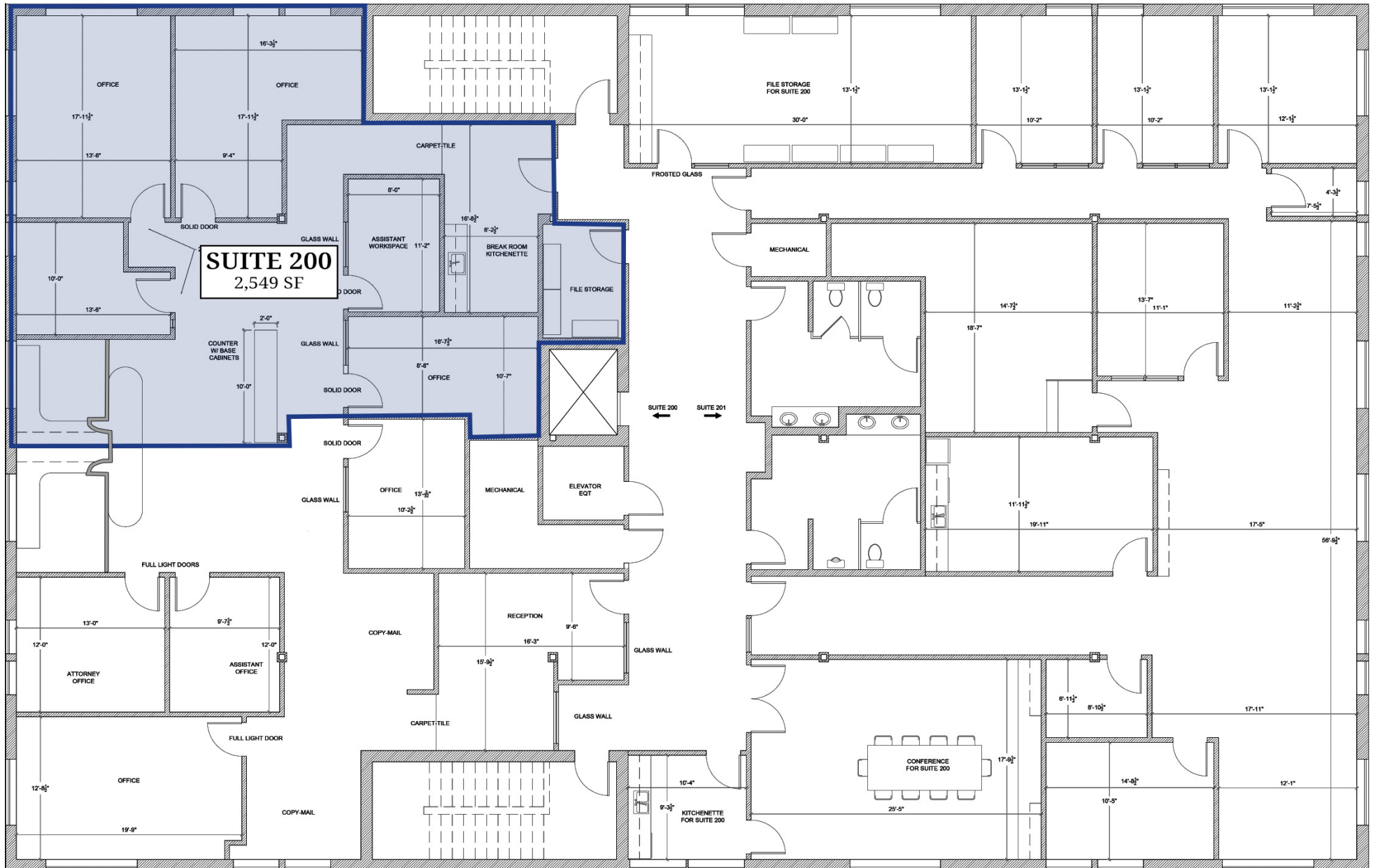
PROPERTY AERIAL



SUITE 303 FLOOR PLAN



SUITE 200 FLOOR PLAN



ADVISOR BIO



WADE HAGA, CCIM

Advisor

wade.haga@svn.com

Direct: **859.306.0605** | Cell: **859.285.2202**

PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

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DISCLAIMER

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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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Memorandum 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 Memorandum, 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 Memorandum 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 Memorandum 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.