



# 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 ( $\pm$ 2,549 SF) and Suite 303 ( $\pm$ 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](mailto:wade.haga@svn.com) / 859-285-2202 or Matt Stone, CCIM, SIOR, MBA at [matt.stone@svn.com](mailto: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

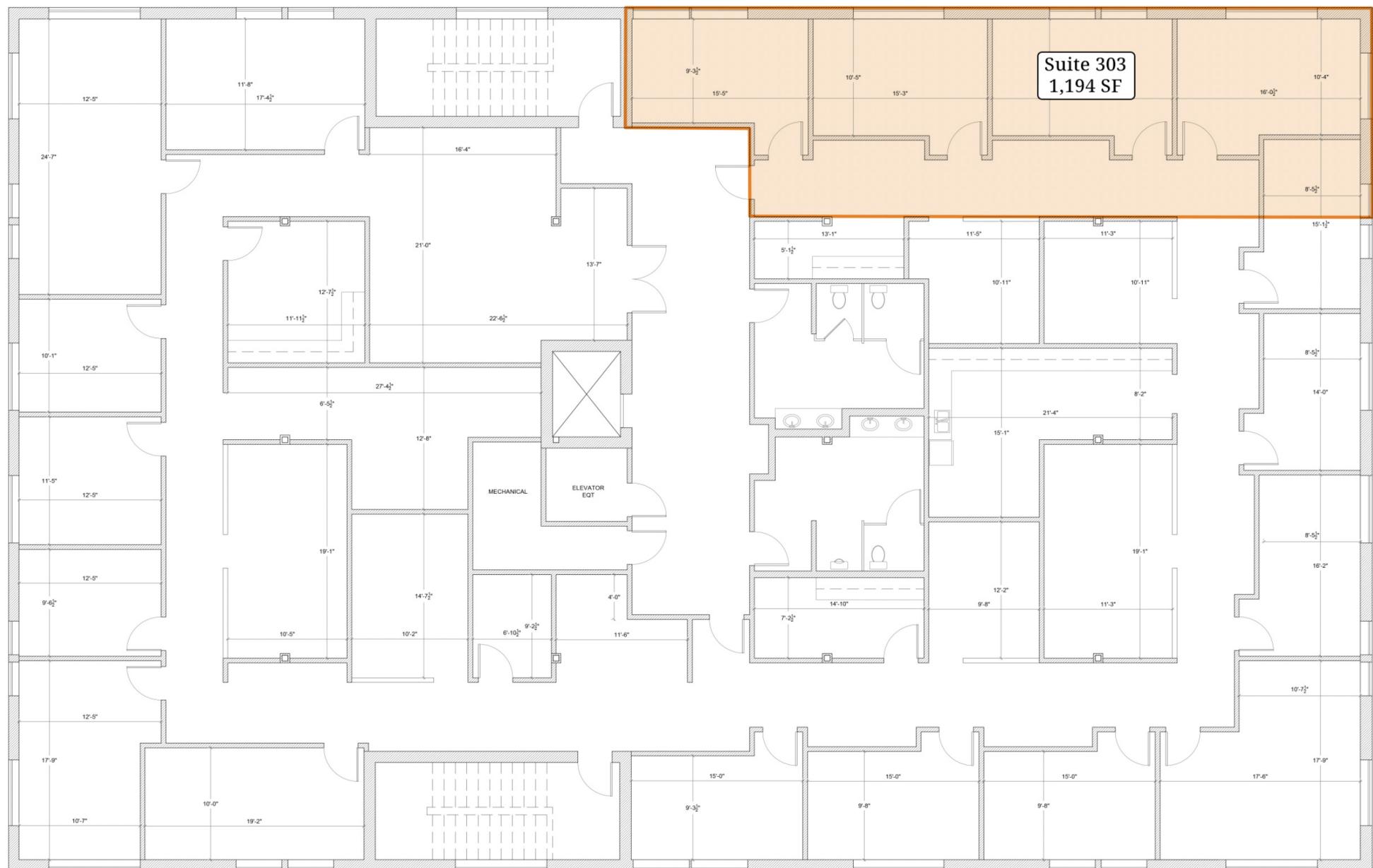
# PROPERTY AERIAL



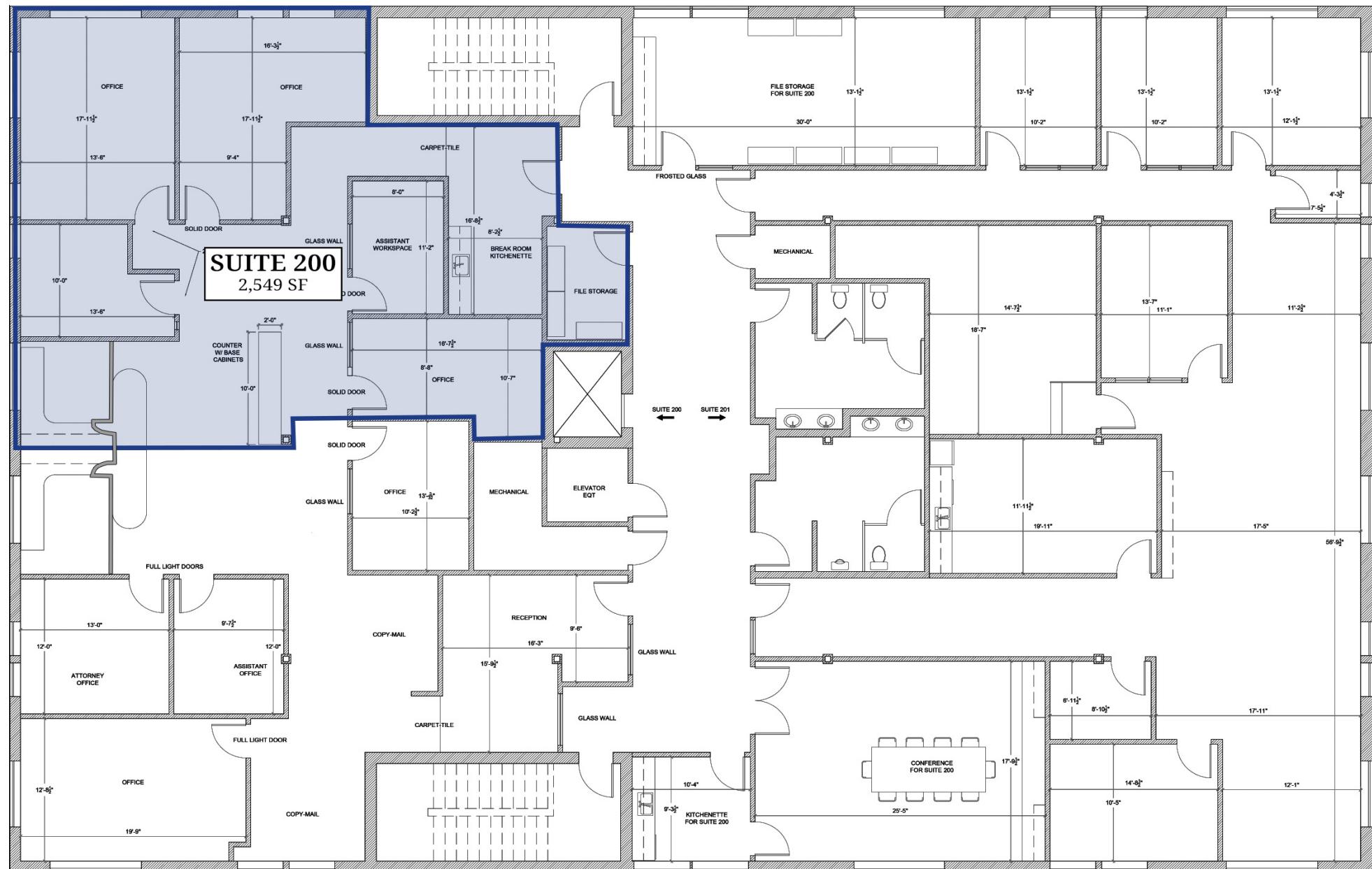
# PROPERTY AERIAL



## SUITE 303 FLOOR PLAN



# SUITE 200 FLOOR PLAN





### WADE HAGA, CCIM

Advisor

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### 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.

**SVN | Stone Commercial Real Estate**

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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.

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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.