

FOR LEASE

HAMBURG OFFICE SPACE

2720 OLD ROSEBUD RD.

SUITE 230, LEXINGTON, KY 40509



CLAY ANGELUCCI
859.338.8800
clay@balrealestate.com

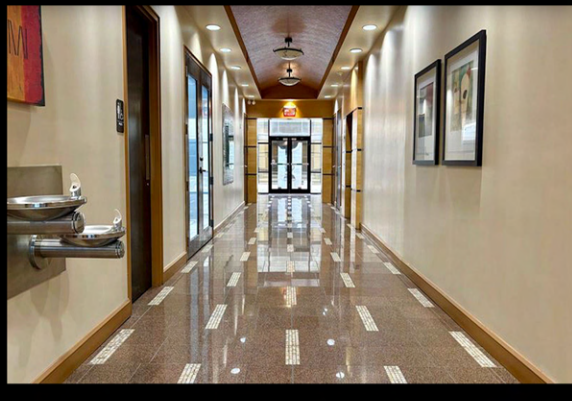


MAC MCLEAN
859.801.0161
mac@balrealestate.com



01: EXECUTIVE SUMMARY

2720 OLD ROSEBUD RD.



PROPERTY DESCRIPTION

Block + Lot Real Estate is pleased to present this Hamburg office space available for lease. This 4,105 square foot unit provides flexibility and functionality for a variety of business uses. The suite was previously used as medical office but can be easily converted into professional office space. The current layout provides a mix of open work areas and private offices, multiple multi-purpose rooms with plumbing, a reception area, and a kitchenette. New paint and carpet included in base rental rate.

The building is in an excellent location being adjacent to Hamburg Pavillion and I-75/Man o' War interchange. Minutes from new Baptist Health Hospital, Hamburg East Development, Winchester Road, Mary E. Britton Middle School, and I-64.

PROPERTY HIGHLIGHTS

- Perimeter offices with abundant natural light
- Adjacent to Hamburg Pavillion, area retail, and dining options available
- Ample surface level parking



**4,105 SF
AVAILABLE**



**\$18.50 PSF
MODIFIED GROSS**



**ZONED
P-1**

mac@balrealestate.com
clay@balrealestate.com

859.801.0161
859.338.8800

 **BLOCK+LOT**

01: EXECUTIVE SUMMARY

ADDITIONAL PHOTOS
2720 OLD ROSEBUD RD.



03: LOCATION INSIGHTS

2720 OLD ROSEBUD RD.

AERIAL

INTERSTATE 75/64

0.8 MILE

NEW CIRCLE RD.

3.2 MILES

BLUE GRASS

AIRPORT

15.5 MILES

DOWNTOWN

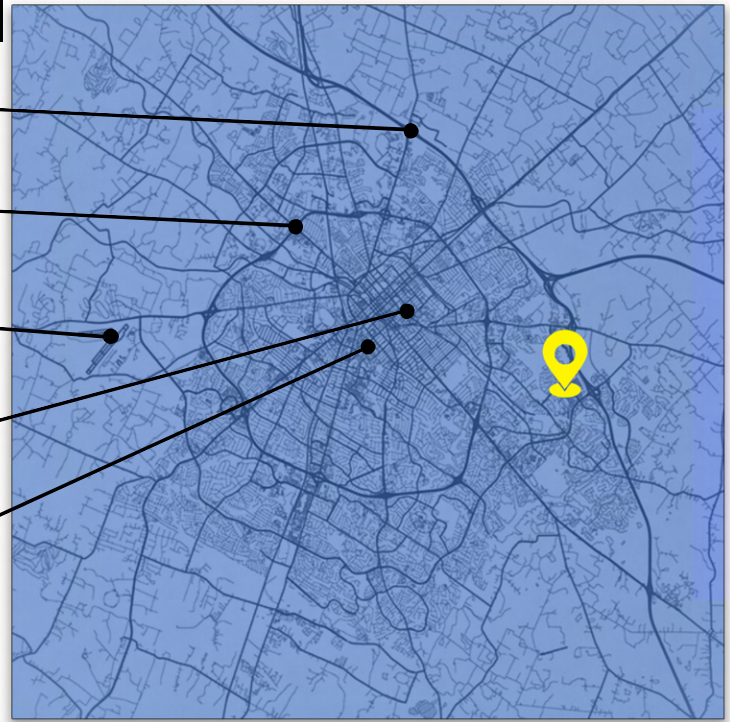
LEXINGTON

5.4 MILES

UNIVERSITY OF

KENTUCKY

5.8 MILES



mac@balrealestate.com
clay@balrealestate.com

859.801.0161
859.338.8800



BLOCK+LOT

04: MARKET REPORT

LEXINGTON, KENTUCKY



2720 OLD ROSEBUD RD.

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.