

FOR LEASE - One Hamburg

1792 Alysheba Way, Lexington, KY 40509

\$22.50-\$23.00 /SF/Yr



The property is a well built and attractive 75,000 square foot Class A Building of three stories in the best location in Hamburg. The building is professionally managed with ample on site parking.

This is the premier location in Hamburg as it is on the corner of Man of War and Alysheba with great access to Interstates 75 and 64 at a major signalized intersection. Located directly next to Hamburg Place, home to extensive dining and shopping venues.

The property is easy to find and with a corner location, excellent monument signage and quality construction, this building is the highest quality address for office space in the fast growing Hamburg area.

Property Summary

Building Size:	75,420 SF
Building Class:	A
Lot Size:	5.45 AC
Property Type:	Office Building
Year Built:	2003
Zoning:	P-1 - Professional Office
Traffic Counts:	Man O War Blvd - 40,461 Pink Pigeon Pkwy - 4,573



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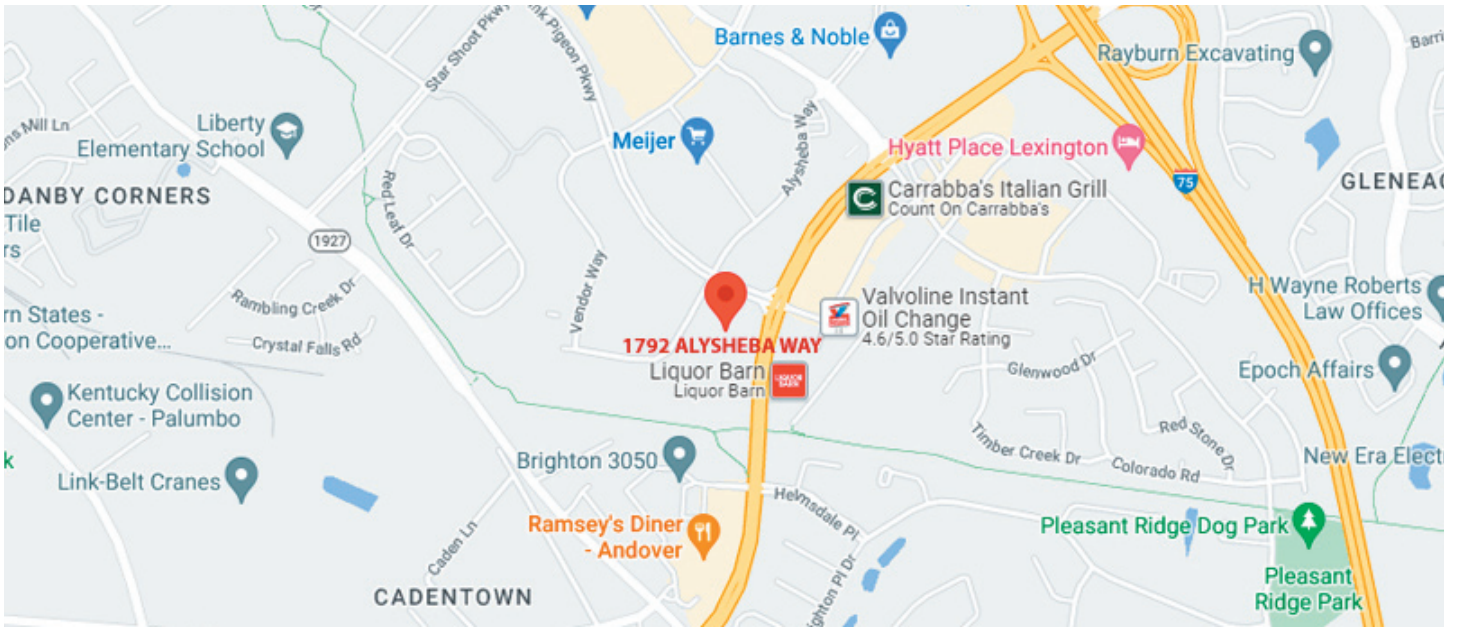
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Property Map & Images



First Floor Plan

FIRST FLOOR PLAN

FEBRUARY 2022 - NOT TO SCALE
NOT FOR PLANNING OR CONSTRUCTION - FIELD VERIFY



Available Suites

Suite 160 - Sublease

Rental Rate: \$23.00 /SF/Yr

Space Available: 4,132 RSF

Lease Type: Modified Gross

Space Type: Office

Beautiful first-floor office at the prestigious One Hamburg building at the corner of Pink Pigeon and Man O'War Boulevard. Formerly a law office, this suite features 8-9 offices, two conference rooms, an area for work stations, and a breakroom. Less than one mile from I-75/I-64, the Hamburg area provides convenient nearby restaurants, retail, and banking.

Don't miss this opportunity.

Suite 175

Rental Rate: \$22.50 /SF/Yr

Space Available: 1,343 RSF

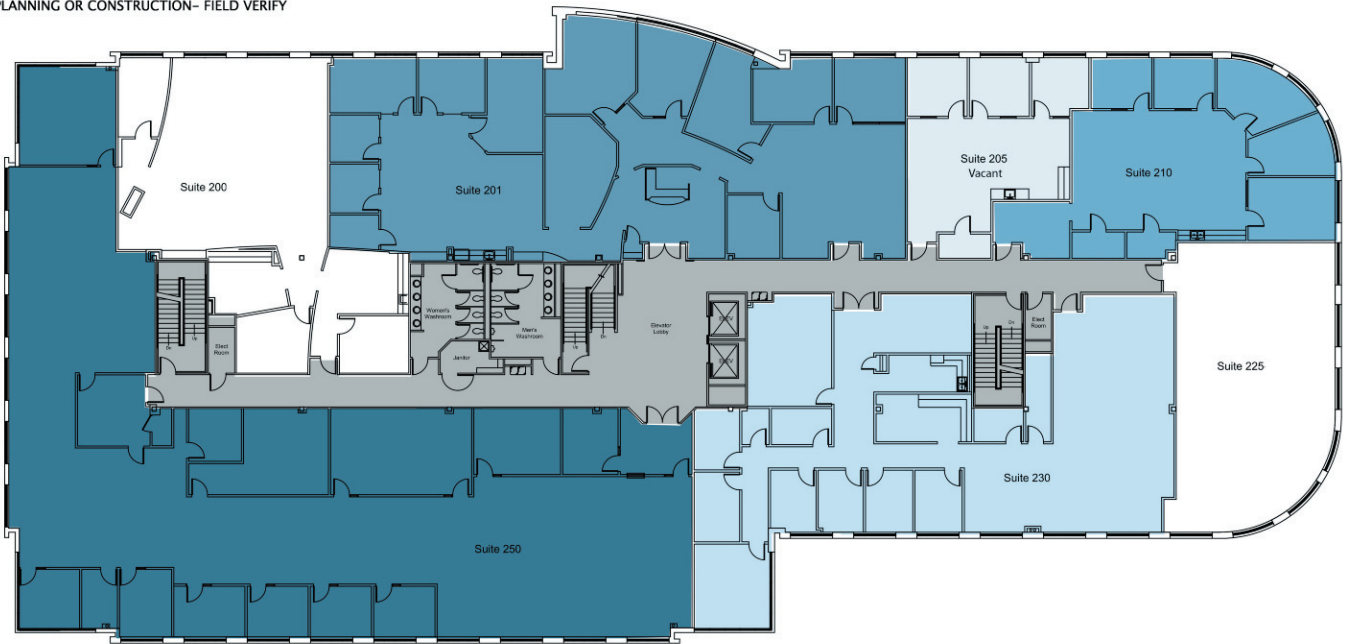
Lease Type: Modified Gross

Space Type: Office

Second Floor Plan

SECOND FLOOR PLAN

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Available Suite

Suite 205

Rental Rate: \$22.50 /SF/Yr

Space Available: 1,192 RSF

Lease Type: Modified Gross

Space Type: Office