FOR LEASE | $24.00 /SF/YR

1792 ALYSHEBA WAY, LEXINGTON, KY 40509

One Hamburg

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

JAMES M. SCHRADER
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COMMERCIAL PROPERTIES, LLC

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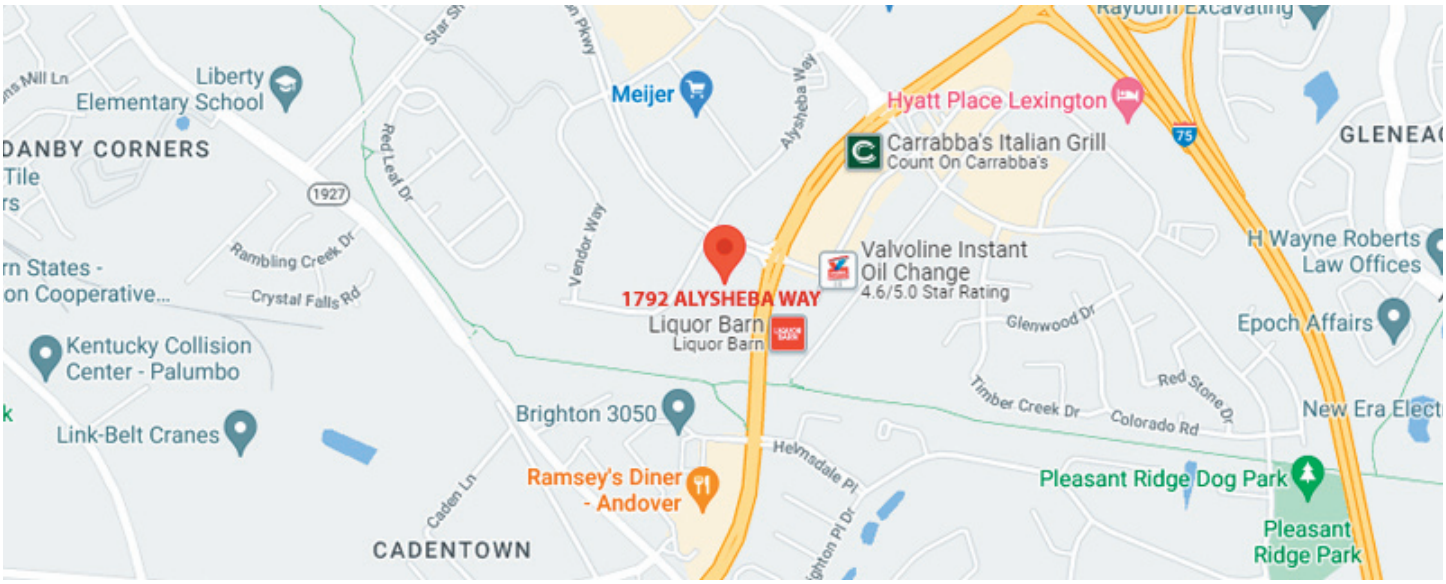
The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.

PROPERTY MAP & IMAGES

1792 ALYSHEBA WAY, LEXINGTON, KY 40509



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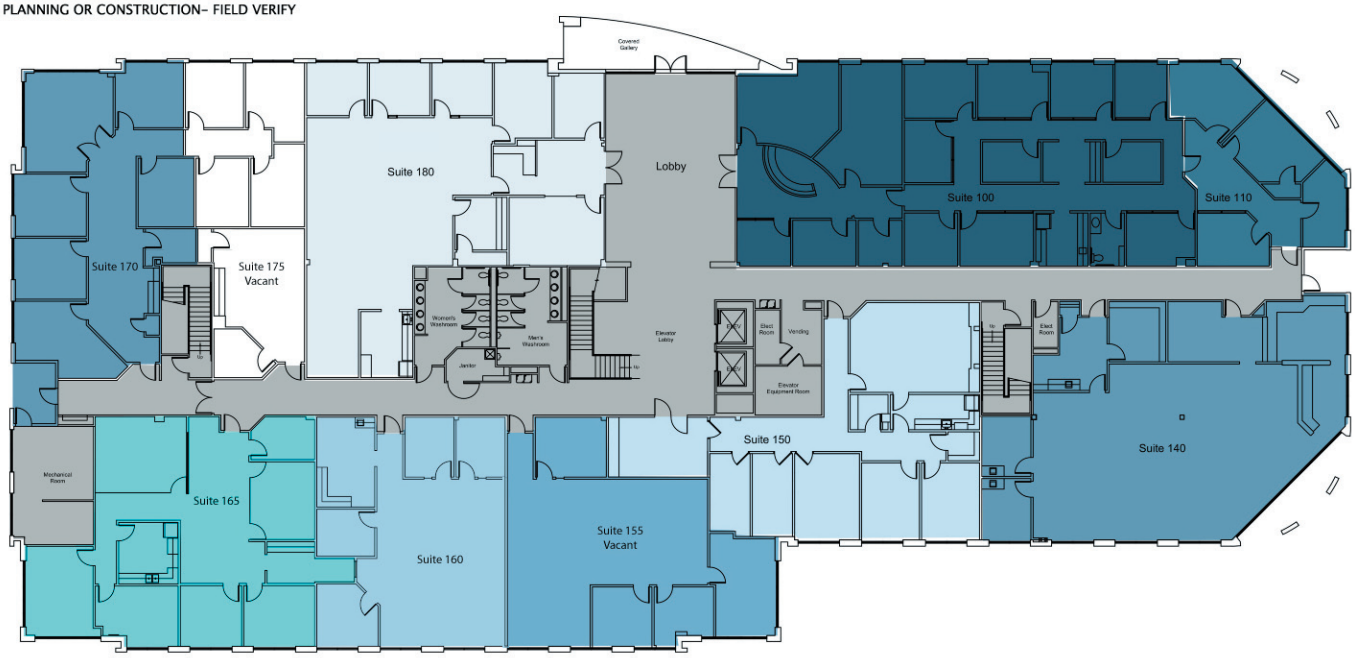
FIRST FLOOR PLAN

1792 ALYSHEBA WAY, LEXINGTON, KY 40509

FIRST FLOOR PLAN
FEBRUARY 2022– NOT TO SCALE
NOT FOR PLANNING OR CONSTRUCTION– FIELD VERIFY



AVAILABLE SUITE

SUITE 155

Rental Rate:	$24.00 /SF/Yr
Space Available:	1,958 RSF
Lease Type:	Modified Gross
Space Type:	Office

SUITE 175

Rental Rate:	$24.00 /SF/Yr
Space Available:	1,343 RSF
Lease Type:	Modified Gross
Space Type:	Office

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