



FOR LEASE

2700 Old Rosebud Rd

Suites 310, 330, and 350

LEXINGTON, KY



Frederick Rupp

Investment Sales & Leasing

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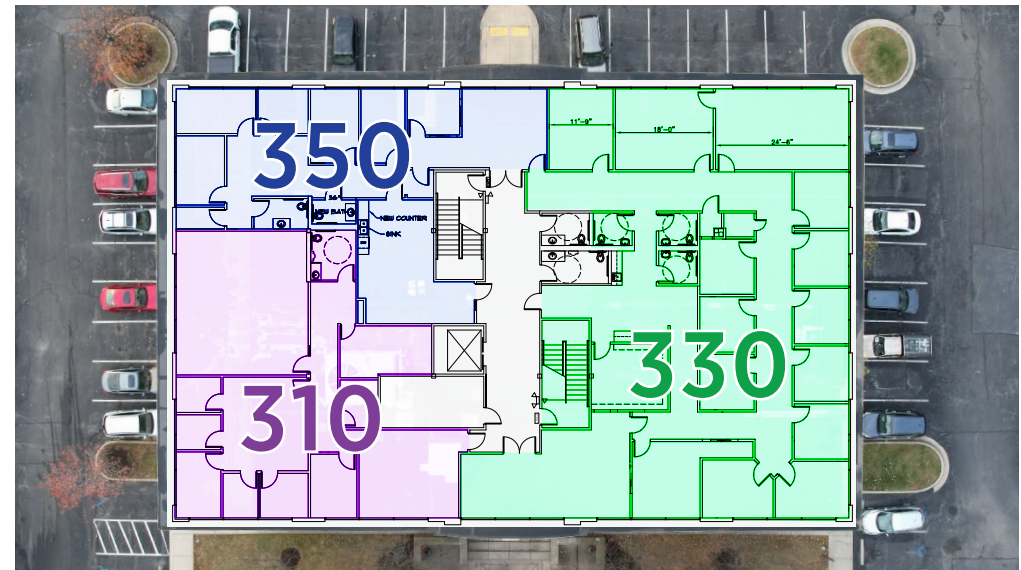
2700 Old Rosebud Rd Highlights

White Oak Commercial Real Estate is pleased to offer this 9,308 SF Class A Medical Office in the Hamburg Business Center. Located at the signalized intersection of Old Rosebud Road and Sir Barton Way in Hamburg, this third-floor office has signage rights to the Sir Barton Way side of the building providing excellent visibility and recognition.

- Easy access to I-75 & I-64
- Minutes from the new \$250m Baptist Health Hospital development and planned UK Hospital
- Abundant restaurants and shopping nearby
- Ample Parking
- Signage Available

Three suites available for lease:

- Suite 310: 2,504 RSF, standard office available Q1 2024 - could be converted to Medical
- Suite 330: 4,802 RSF, Medical fit out available Q3/Q4 2024
- Suite 350: 2,002 RSF, Medical fit out available Q3/Q4 2024
- Lease Rate: \$22/SF/YR - Modified Gross
- Zoning: P-1
- Hamburg Business Center
- Year Built: 2005



Signage Rights to Building



Nearby Businesses



Surrounding Area

