



ONE HAMBURG

1792 ALYSHEBA WAY | LEXINGTON, KY 40509

One Hamburg offers unmatched luxurious spaces to meet any and all of your business needs. The state of the art building design accentuates the elegance of this establishment.

BUILDING FEATURES

- **9,340 contiguous square feet available**
- Conveniently located less than one mile from I-75 and Man O War Boulevard
- **Directly next to Hamburg Place** – Home to extensive shopping and dining venues.
- Abundance of surface parking, 4.00 spaces per 1,000 S.F.
- New Construction consisting of “Class A” office space

Contact

Bo Lanter
Bo's Cell: 859-361-5337
Office: 859-255-8855
blanter@colemangroup.net

710 East Main Street
Lexington, KY 40502
www.ColemanGroup.net

Property Type:	Office
Building Class:	A
Building Size:	74,187 S.F.
Rental Rate:	\$19.75 - \$21.00 per S.F.
Space available:	18,352 S.F.
Min Divisible:	1,838 S.F.
Max Contiguous:	9,340 S.F.
Suite 205:	1,192 S.F.
Suite 225:	1,871 S.F.
Suite 250:	4,975 S.F.
Suite 300*:	7,502 S.F.
Suite 310*:	1,838 S.F.
*Suites 300/310 can be combined	9,340 S.F.

MAJOR POINTS

Man O' War Boulevard	.2 mi.
New Circle Road	3.0 mi.
Interstate 75	1.0 mi.

