

4910 Wakarusa Court - Suite B, Lawrence, KS 66047

3600 SF Flex Space For Lease

FOR LEASE



Lease Rate:
\$10.00/SF
 Modified Gross

Property Features:	
Address	4910 Wakarusa Ct – Suite B
City, State, Zip	Lawrence, KS 66047
Submarket	Lawrence Submarket
Asset Type	Flex Industrial
Year Built	2001
Zoning	PCD

Highlights:

- \$3,000 a month modified gross lease
- Excellent access to K-10
- 3 –phase power capability
- Office/Retail space includes 1 ADA compliant bathroom, open office space, storage closet, & break area
- Excellent signage opportunity
- Around 16,055 Vehicles Per Day

For more information, please contact:

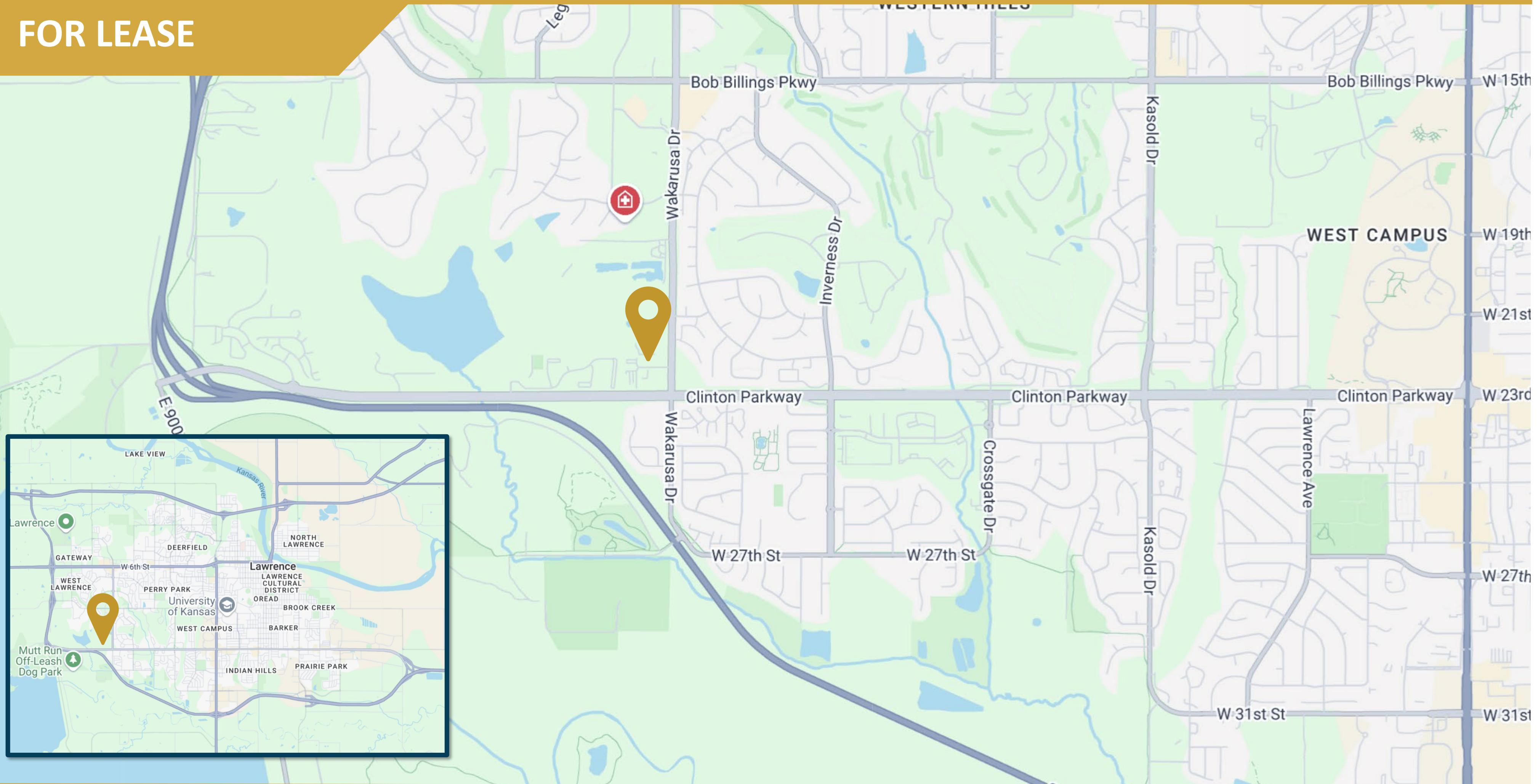
Wyatt Durland
 Brokerage Associate
 785.917.0464
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AMG Commercial Realty
 6320 Lamar Ave – Ste 107
 Overland Park, KS 66202
www.assetmgmtgrp.com

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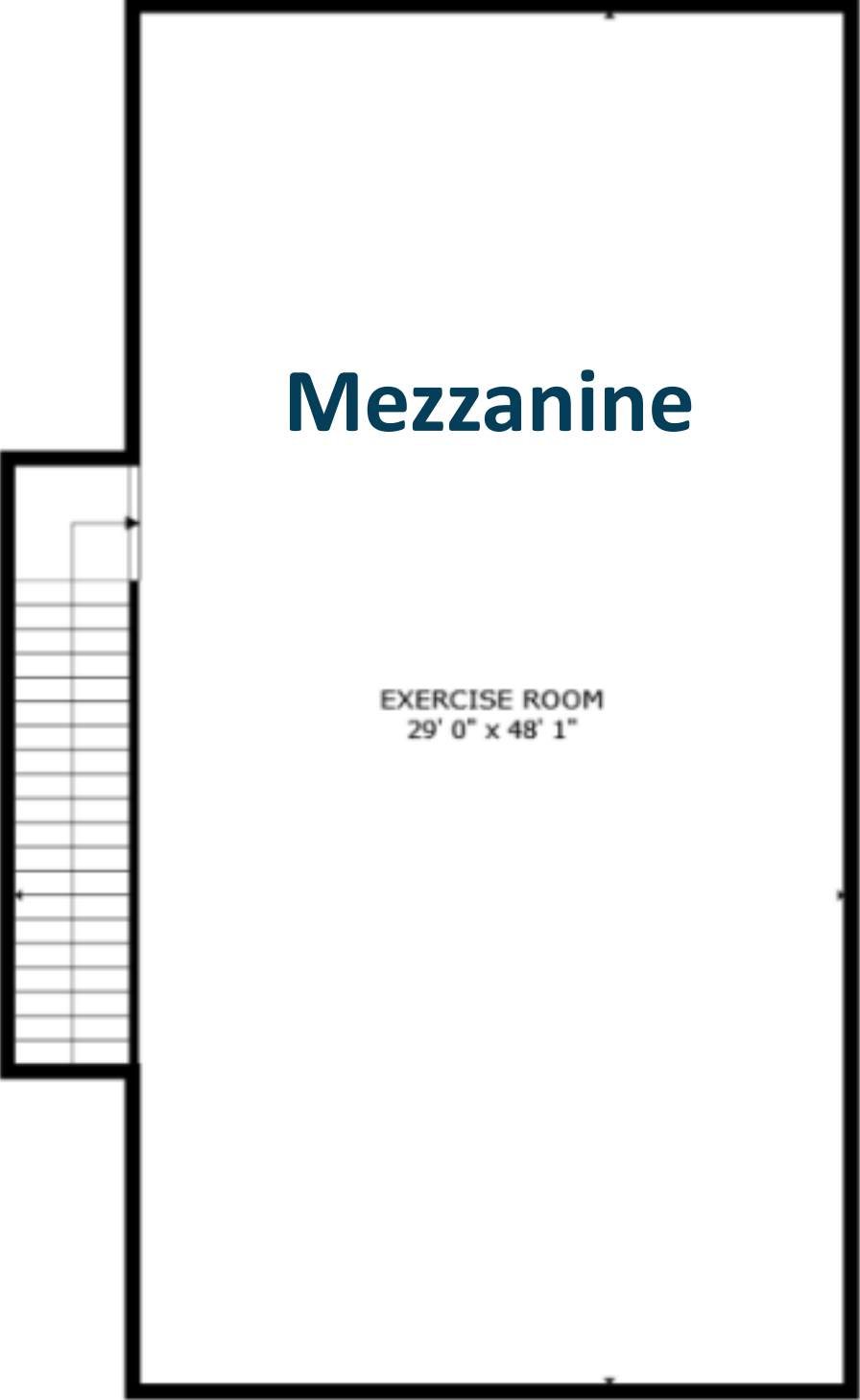
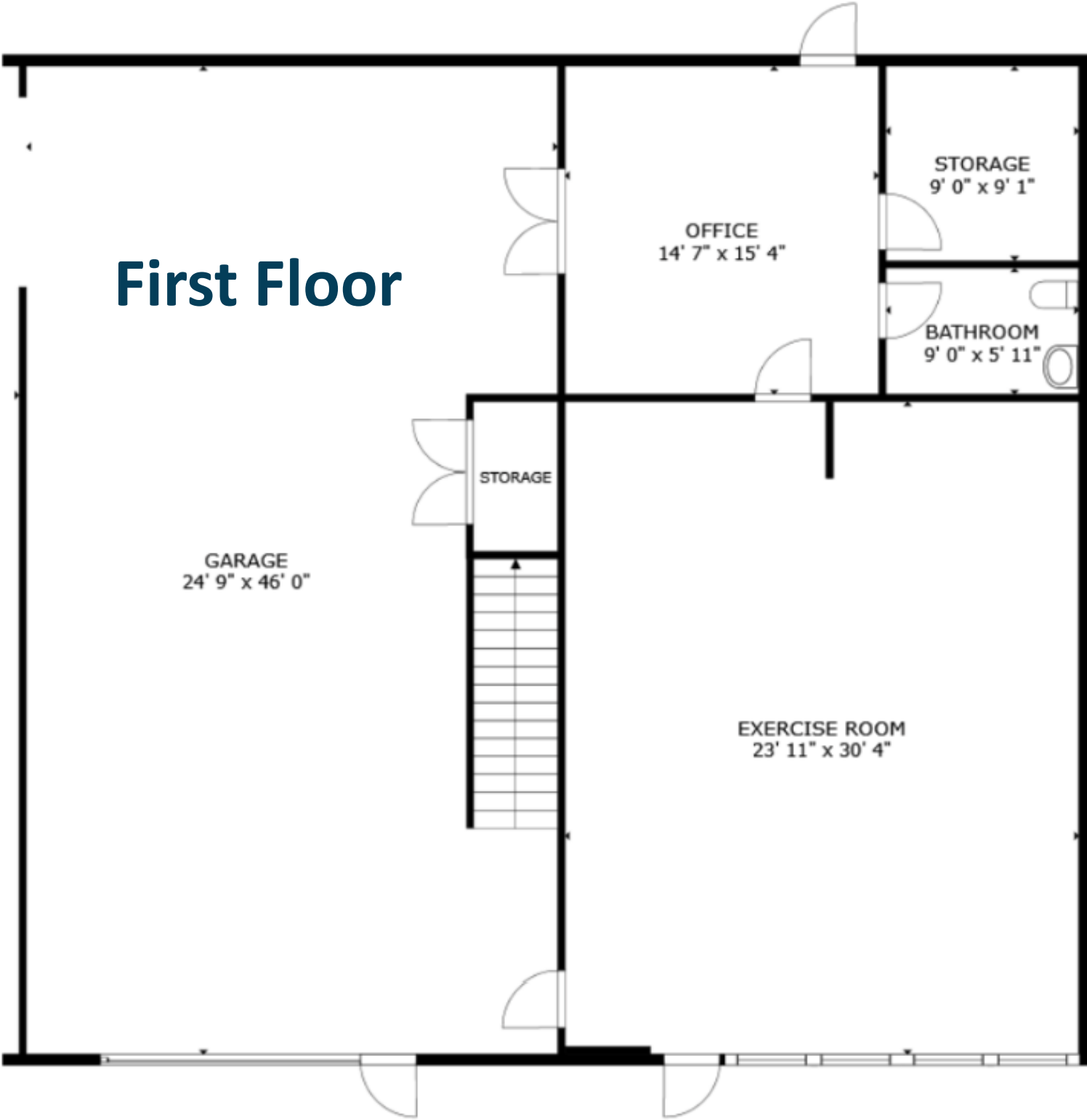
- Addition Details:**
- Strong co-tenancy for health & wellness operators
 - Multi-level warehouse layout
 - Storage opportunity behind the building
 - An abundance of nearby amenities
 - Unique asset type to the west side of Lawrence
 - Open floorplan
 - 70% Industrial & 30% Office

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Floor Plan



*All dimensions, measurements, and square footages are approximate and provided for general reference only. Actual sizes may vary due to construction variances, measurement techniques, and/or intended use of space. Prospective buyers and tenants are encouraged to verify all dimensions and conduct their own measurements prior to making any decision or commitment based on this floorplan. No guarantee, warranty, or representation is made as to the accuracy or completeness of the information provided

Exterior
Photos





Interior
Photos

