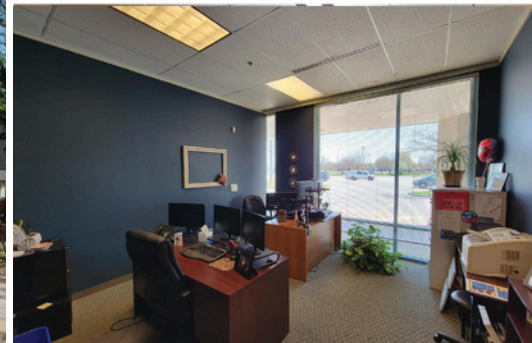


1025 N 3RD ST

Lawrence, KS 66044



HIGHLIGHTS

- NNNs are only \$4.40/SF
- 3,000, 5,000, 10,500 and 17,000 SF Available
- 17,000 SF Former Call Center can be reduced in size
- Pad Site or Build-To-Suit also Available
- SWC of I-70 & Hwy 59
- Easy Access for Commuters
- Join Dollar Tree/Family Dollar, Kansas DMV, & Protection One Inc.
- One of the Most Affordable Centers in Lawrence
- Professionally Maintained and Managed

FOR LEASE \$9.50-\$12.00/SF Base Rent
\$4.40/SF NNNs

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| 2019 POPULATION | 2,420 | 45,996 | 95,043 |
| 2019 AVG HOUSEHOLD INCOME | \$54,675 | \$59,104 | \$67,439 |

TRAFFIC COUNTS

| | |
|--------|---------------------|
| I-70 | 33,500 Vehicles/Day |
| HWY 59 | 14,800 Vehicles/Day |

Ryan Schulteis

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SITE PLAN

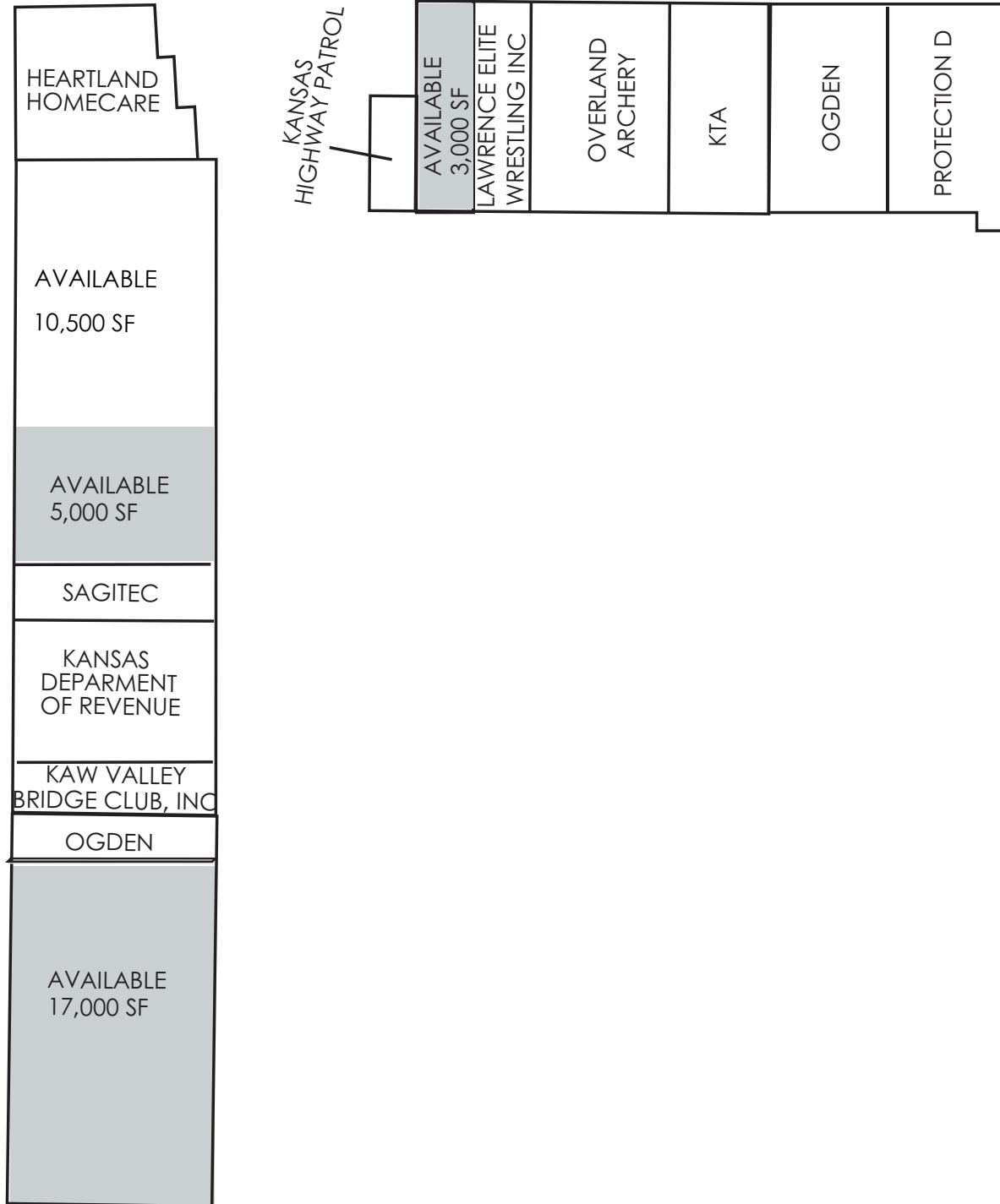
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REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



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3,000 SF OFFICE SUITE



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FLOOR PLAN

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REECE

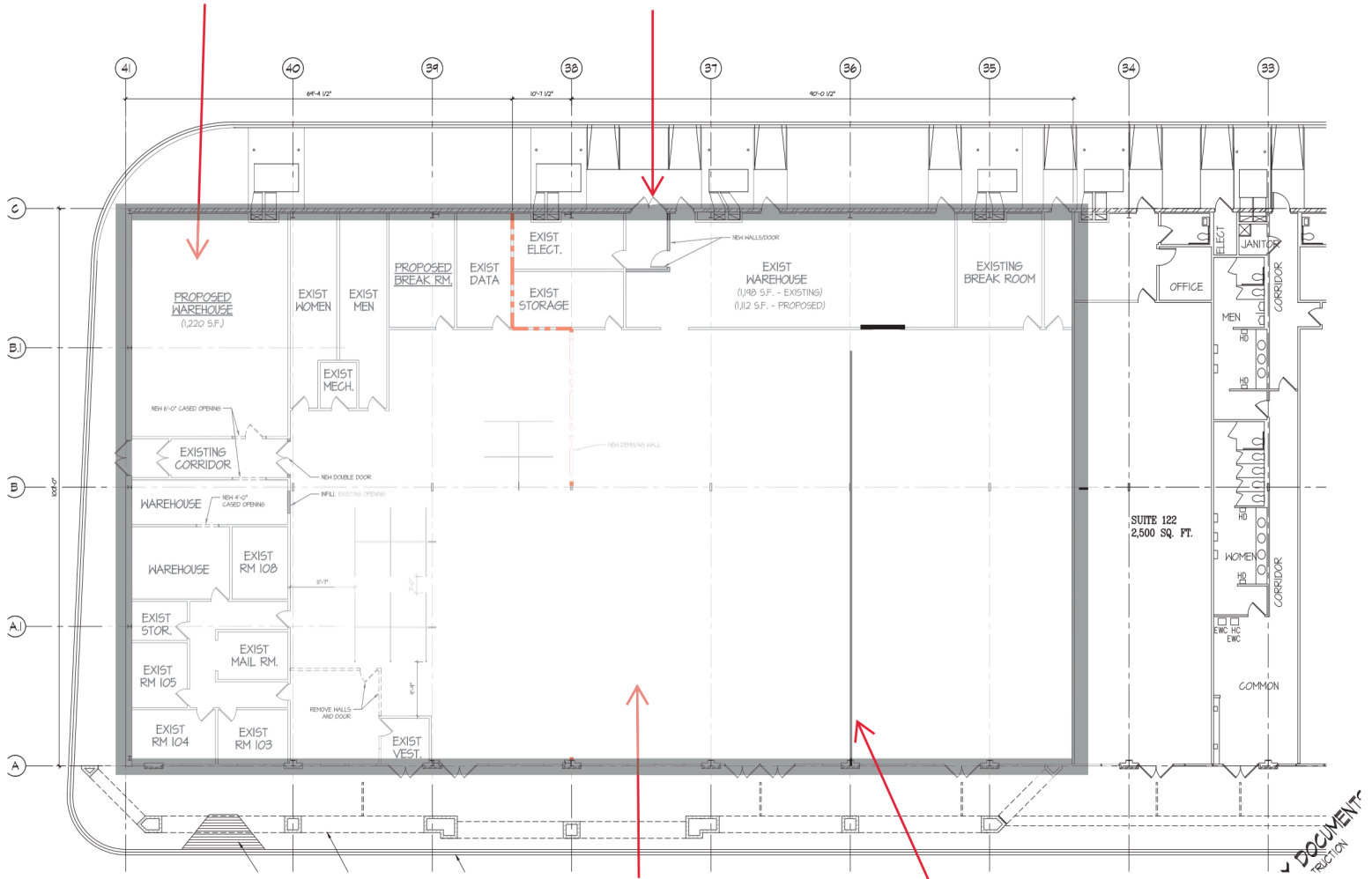
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

17,000 SF

Breakroom

Double Doors (can be made into overhead door)



Open Area

Partial Demising Wall

DOCUMENT
REVISION

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Open Area facing West



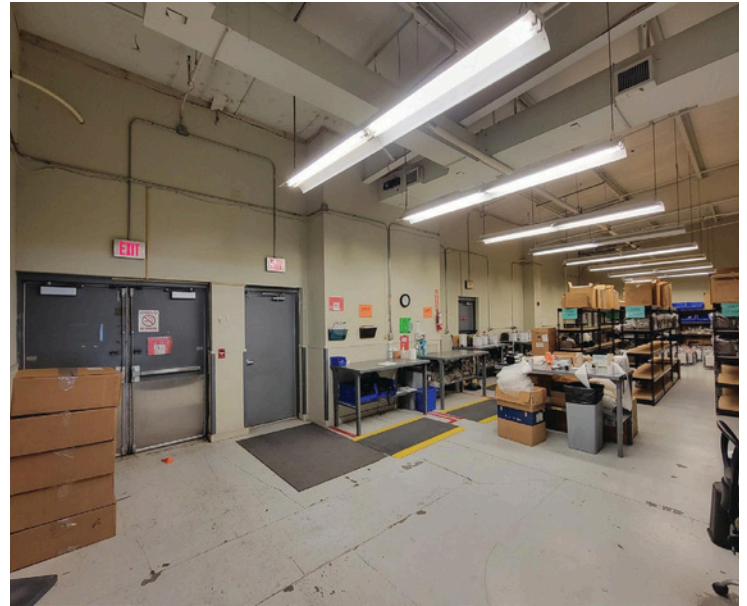
Southeast Corner Office



Open Area facing Northeast



West Side Double Doors



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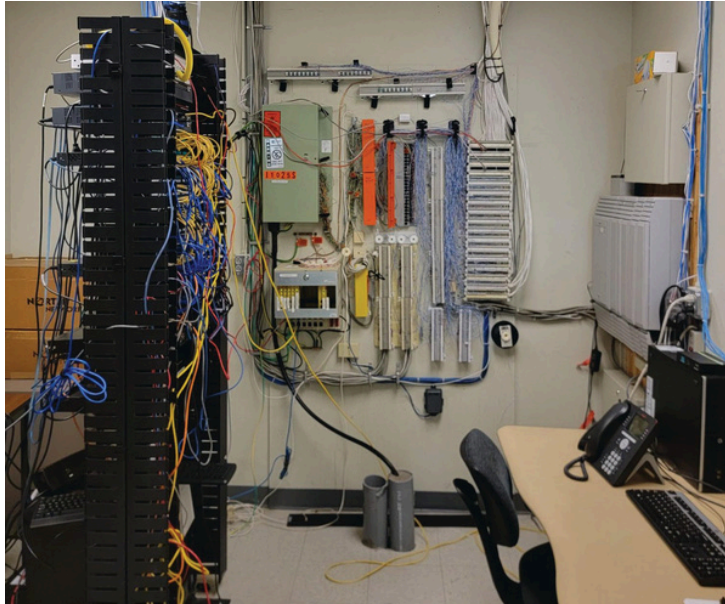
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Data Room



Southwest Corner Breakroom



Open Area facing Southeast



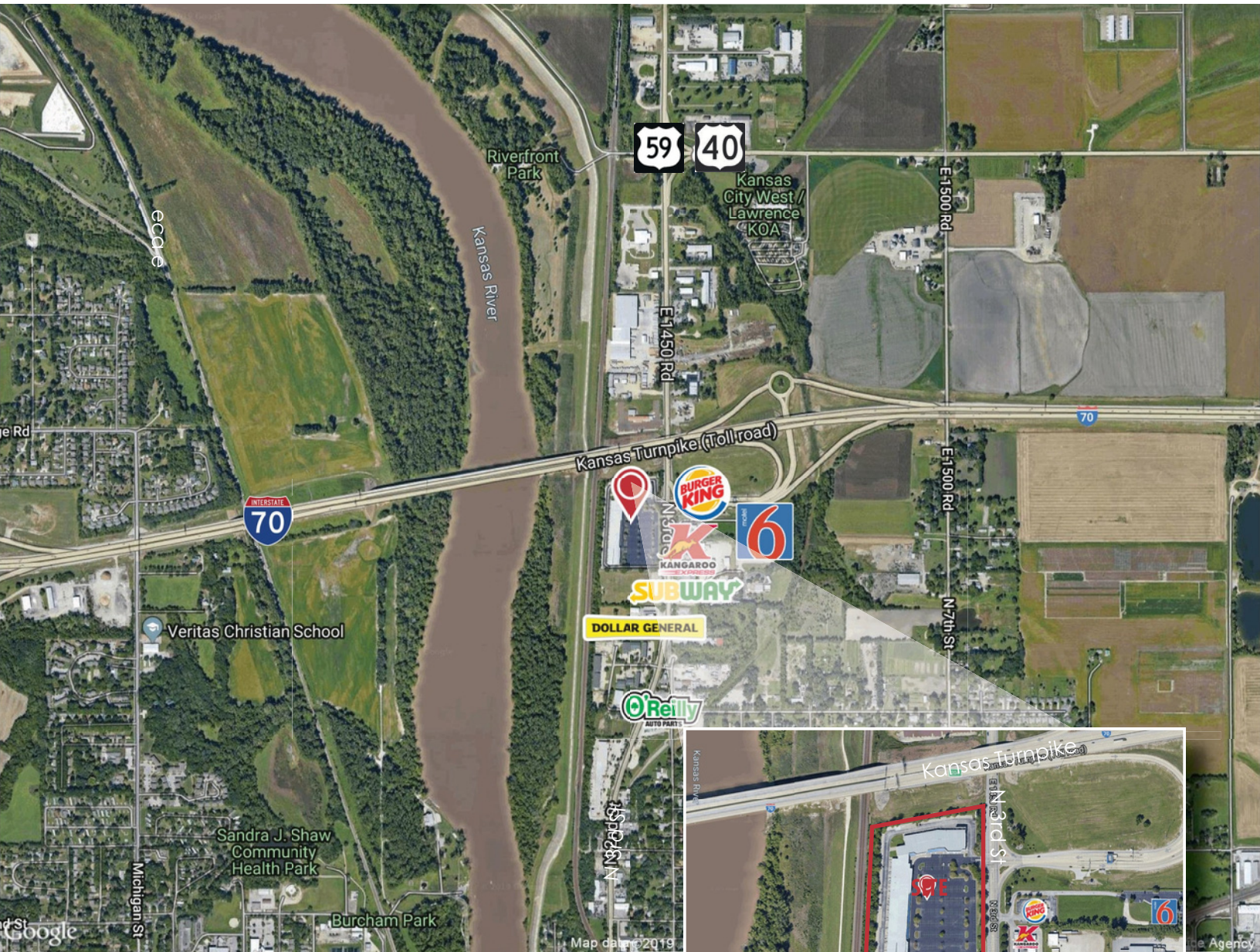
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AERIALS

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