

Colliers

2201 W. 25th Street Suite S

Lawrence, Kansas

Office Condo For Sale



Allison Vance Moore, SIOR

Senior Vice President

+1 785 865 3924

allison.moore@colliers.com

2201 W. 25th Street, Suite S

For Sale

Unique opportunity to own professional office space in a centrally-located Lawrence complex

Suite S offers approximately 1,629 square feet of office space with a flexible layout. The current configuration includes three private offices, a small storage area, and a large open workspace filled with natural light from east-facing windows. The open area could easily be reconfigured to create two additional private offices while maintaining collaborative workspace.

Owners benefit from the ease of a professionally-maintained property through the condominium association allowing for predictable ownership costs and minimal exterior upkeep responsibilities. Ownership also includes the opportunity for tenant signage on the complex's monument sign, providing valuable visibility along the corridor.



Floor Plan



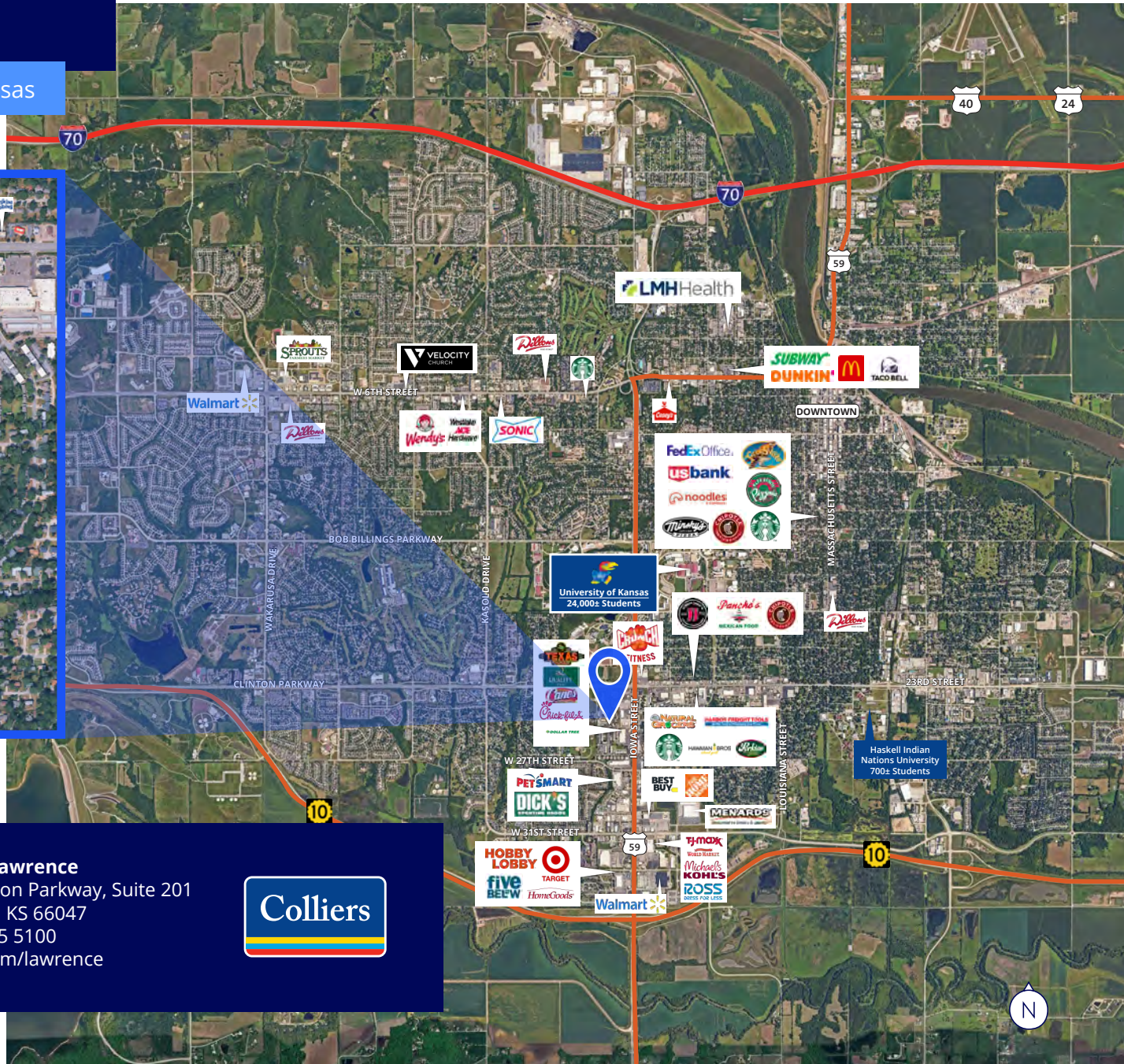
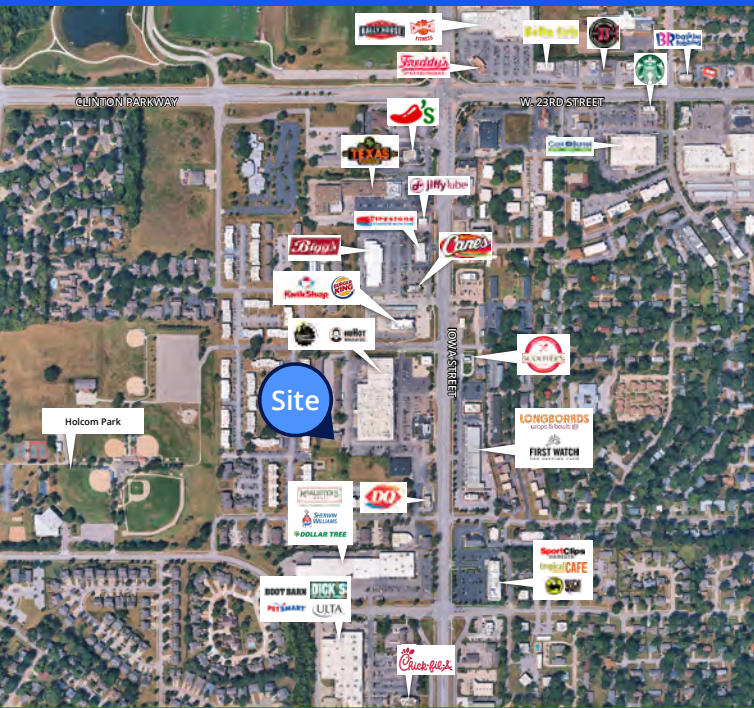
Property Highlights

- 1,629 SF professional office condo
- Purchase Price: \$225,000
- Zoned CS (Commercial Strip) – flexible-use options
- Year built: 1986
- 3 private offices with potential for 2 additional offices
- Large open workspace with abundant east-facing natural light
- Small storage area
- Dual entrances from both east and west sides of the building
- Ideal layout for professional services
- Monument signage opportunity
- Centrally located in an established office corridor
- Rare opportunity for small office ownership
- Condo Association Dues: \$352/month
 - Covers exterior maintenance and common area upkeep



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3705 Clinton Parkway, Suite 201
Lawrence, KS 66047
+1 785 865 5100
colliers.com/lawrence

