



FOR LEASE | NEW CONSTRUCTION

Venture Park › Building 1

2325 VENTURE PARK DRIVE, LAWRENCE, KANSAS 66046

JOHN STAFFORD SIOR
+1 816 556 1184
john.stafford@colliers.com

TOM HAVERTY
+1 816 556 1105
thomas.haverty@colliers.com

MARILYN BITTENBENDER SIOR, CCIM
+1 785 865 3562
marilyn.bittenbender@colliers.com

KIRSTEN FLORY
+1 785 865 3821
kirsten.flory@colliers.com



Accelerating success.

Venture Park > Building 1

2325 VENTURE PARK DRIVE, LAWRENCE, KANSAS 66046



Total Building SF:	153,310 SF
Available SF:	153,310 SF (divisible)
Office Area:	Build-to-suit
Site Size:	13.04 acres
Building Dimensions:	212' x 725'
Lease Rate:	\$5.95 PSF, net
Estimated Operating Expenses:	Taxes: \$0.55 PSF Insurance: \$0.10 PSF CAM: \$0.40 PSF
Clear Height:	28'
Column Spacing:	Typical 52' x 50'; speedbay 52' x 60'
Lighting:	LED
Sprinkler Specification:	ESFR
Loading Doors:	24 dock doors (9'x10'), 3 drive ins (14'x16')
Truck Court:	135'
Dock Door Knockouts:	16 available; 2 are oversized to accommodate additional drive ins
Dock Equipment:	Mechanical levelers (40,000 lbs) at 12 doors Dock seals and bumpers at all doors

Roof Specification:	60 mil TPO (4.4") (R30) Insulation
Floor Thickness:	7" unreinforced concrete (diamond dowel plates and dowel baskets at all construction and control joints)
Warehouse Heating:	Positive pressure direct gas-fired make-up air handling units minimum 60° @ 0° - outside
Electrical:	(1) 2000 amp, 277/480V, 3-phase building service
Utilities:	Electric: Westar Energy Water: City of Lawrence Gas: Atmos Energy Sewer: City of Lawrence
Auto Parking:	126 stalls + 8 ADA (210 future stalls)
Construction:	Concrete tilt up
R.E. Tax Abatement:	70% for ten (10) years
Zoning:	IG
Access:	Excellent access to K-10
Paving and Surfacing:	Driveway approaches and 60' wide truck dock aprons shall consist of an 8" concrete paving
Delivery Date:	4th Quarter 2018
Developer:	VanTrust Real Estate, LLC

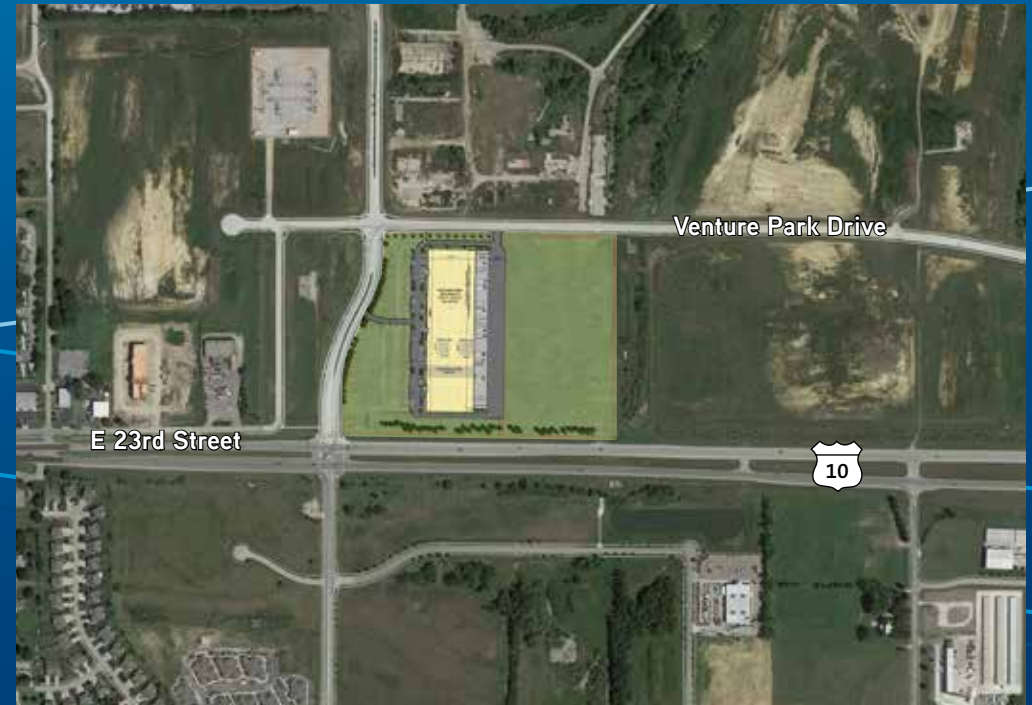
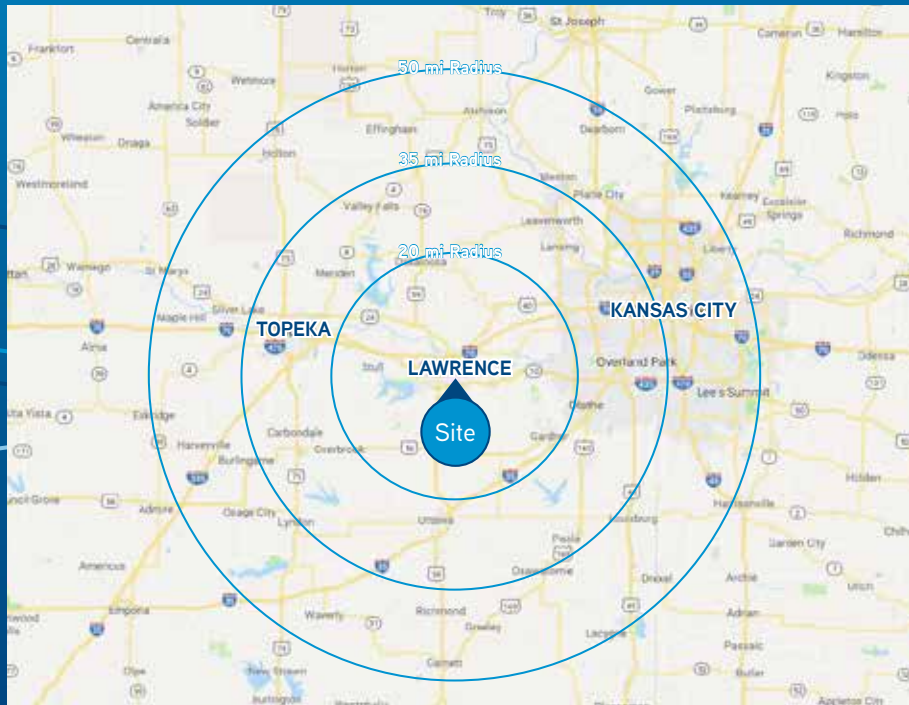
Venture Park > Building 1

SITE PLAN



Venture Park > Building 1

2325 VENTURE PARK DRIVE, LAWRENCE, KANSAS 66046



JOHN STAFFORD SIOR
+1 816 556 1184
john.stafford@colliers.com

TOM HAVERTY
+1 816 556 1105
thomas.haverty@colliers.com

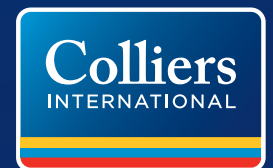
MARILYN BITTENBENDER SIOR, CCIM
+1 785 865 3562
marilyn.bittenbender@colliers.com

KIRSTEN FLORY
+1 785 865 3821
kirsten.flory@colliers.com



Colliers International
4520 Main Street, Suite 1000
Kansas City, MO 64111
www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



Accelerating success.