

FOR LEASE > OFFICE SPACE

# 4910 Corporate Centre Drive

SUITES 100, 120, & 210, LAWRENCE, KANSAS



## Property Description

Three class A multi-tenant office suites available in West Lawrence at 18th Street and Wakarusa Drive with prominent location off main entrance of building. Enjoy high visibility near banking and dining with easy access to the South Lawrence Trafficway and the University of Kansas. The building is equipped with an elevator, sprinkler system, a lobby with directory signage, mail room with vending, and common area restrooms. The property features lots of natural light, high-end finishes and affords ample parking.

## Available Suites

### Suite 100: main level

- > Available space: 2,084 SF
- > Lease price: \$17.25 SF, NNN
- > Total monthly lease rate: \$4,732.41
- > Two private entrances, break room, reception area, treatment area, two private offices and work room

### Suite 120: main level

- > Available space: 2,222 SF
- > Lease price: \$16.75 SF, NNN
- > \$16.75 psf TI allowance with 6 year term
- > Private exterior entrance, full kitchen with dishwasher, fridge, microwave, sink, and cabinets
- > Three private offices, open area, and access to outdoor patio

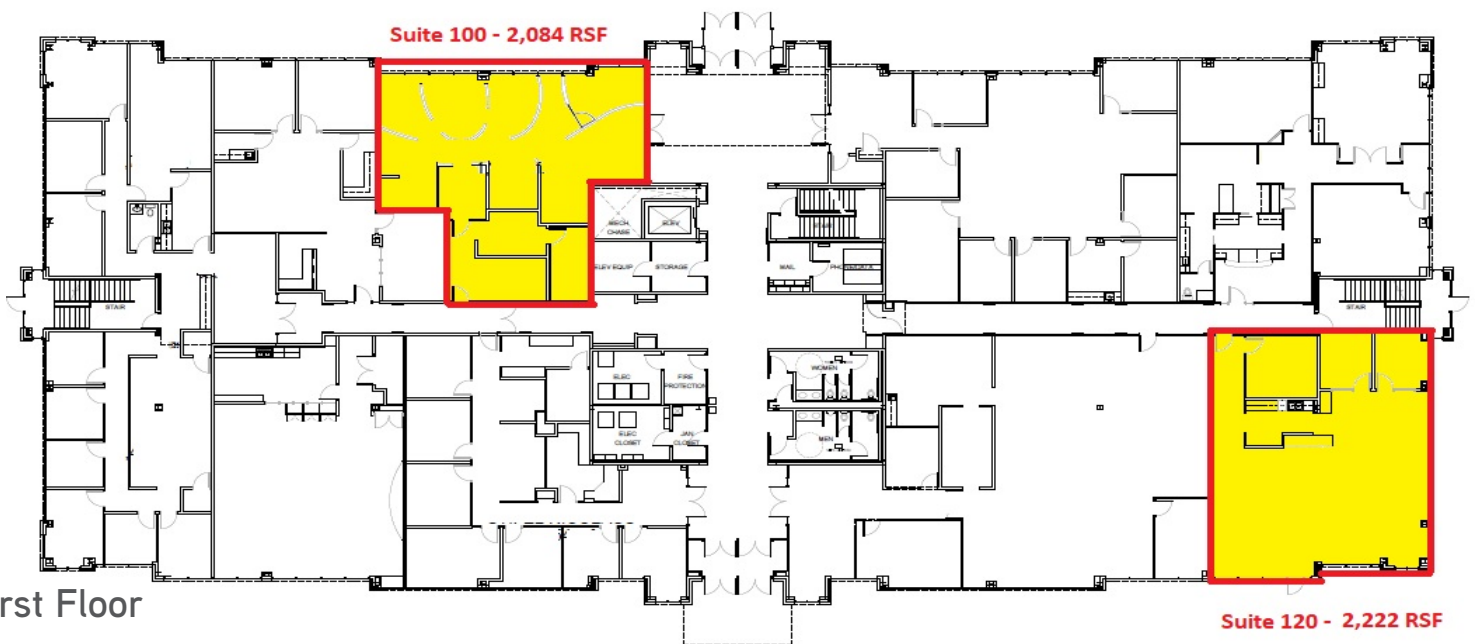
### Suite 210: second floor

- > Available space: 6,558 SF
- > Lease price: \$15.65 SF, NNN
- > \$5.65 psf TI allowance with 5 year term
- > Eight private offices, open area for cubicles, large IT room with dedicated temperature control

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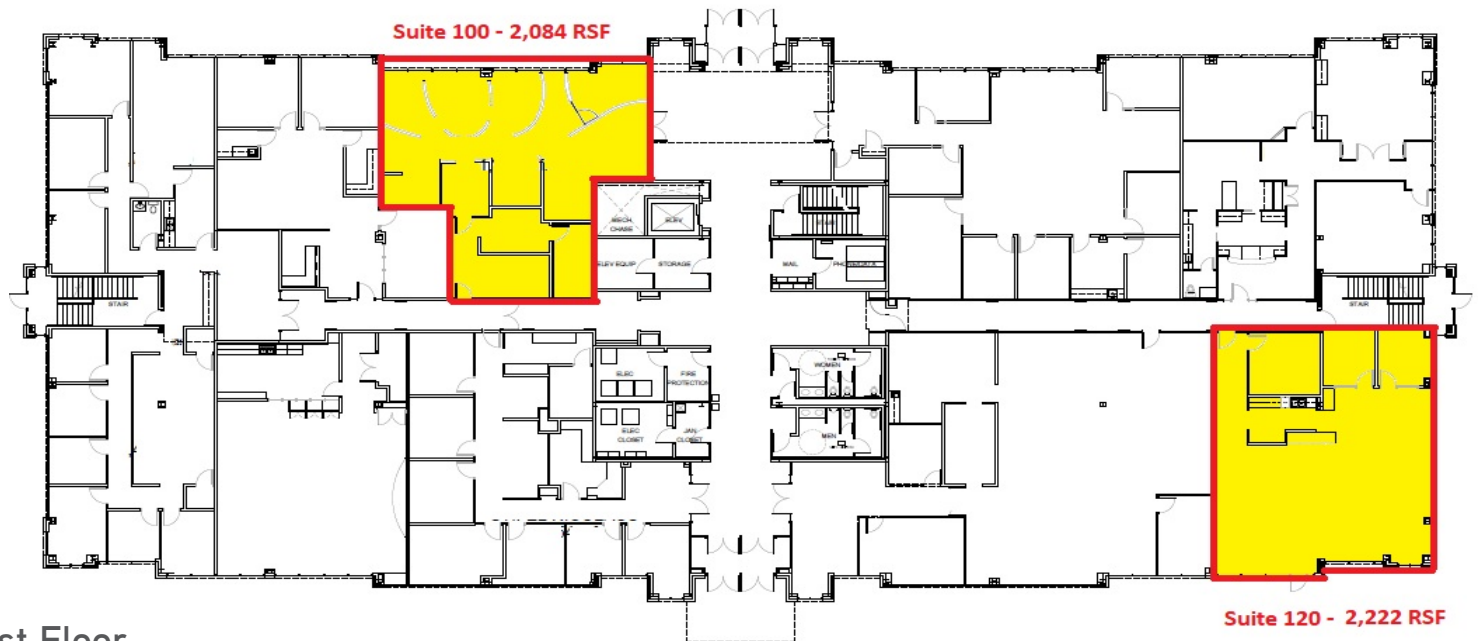
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# Suite 100 > Photos & Floor Plan





## Suite 120 > Photos & Floor Plan

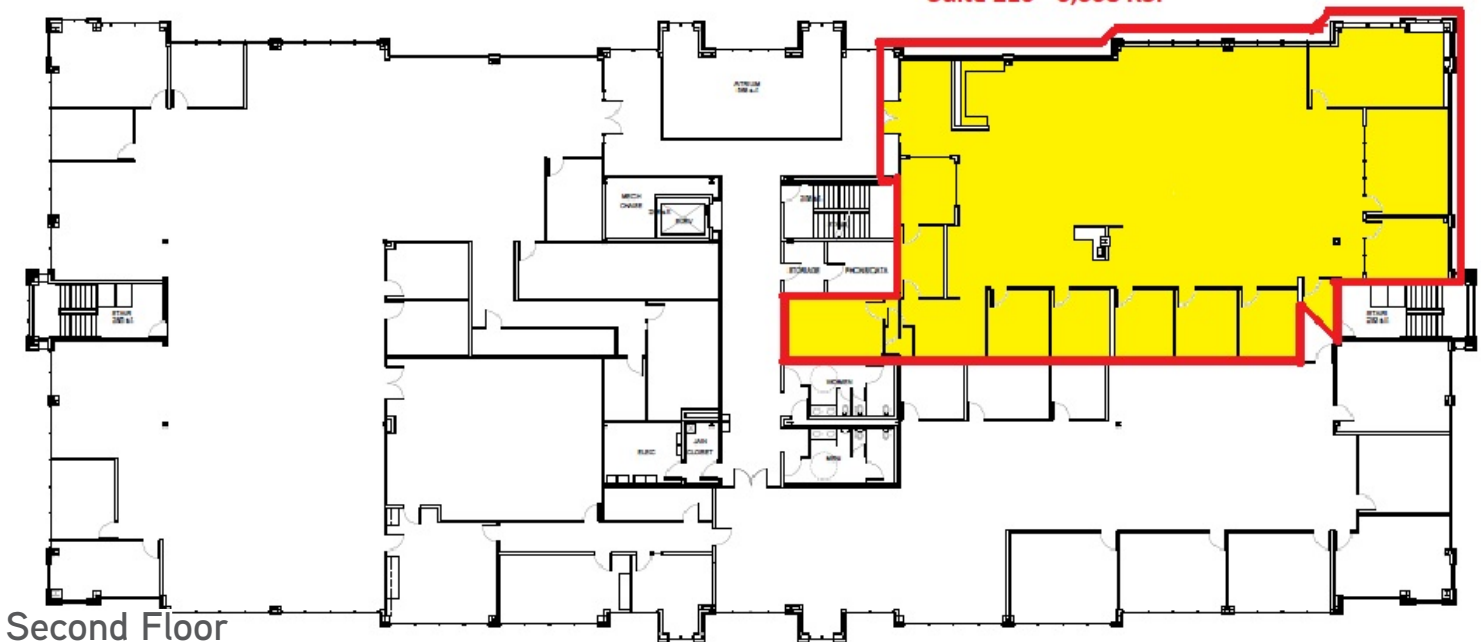


First Floor

## Suite 210 > Photos & Floor Plan



**Suite 210 - 6,558 RSF**





## Building Photos

