

FOR LEASE › MEDICAL OFFICE SPACE



# 2200 Harvard Road, Suite B

LAWRENCE, KANSAS

PRICE REDUCED!



## Property Description

This medical office building is located one block west of Iowa Street on Harvard Road and is within blocks of the University of Kansas and I-70 interchange. The available suite is located in the Genstler Eye Center building, which has been recently renovated. Monument signage is available, as well as separate reception and waiting area. The space includes 10 private treatment rooms, a break room, in suite restrooms and storage.

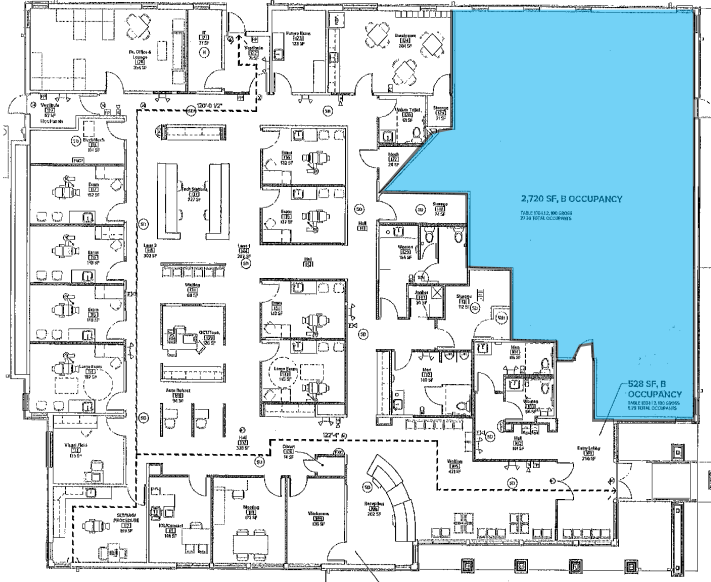
## Property Highlights

- › Available space: 1,200 SF up to 3,248 SF
- › Lease price: \$26 ~~\$25.31~~/SF, full service
- › Monthly lease: ~~\$7,037.33~~ **\$2,500 to \$6,850**, full service
- › Year built/renovated: 1989/2019
- › Well suited for any medical practice
- › Zoning: PCD



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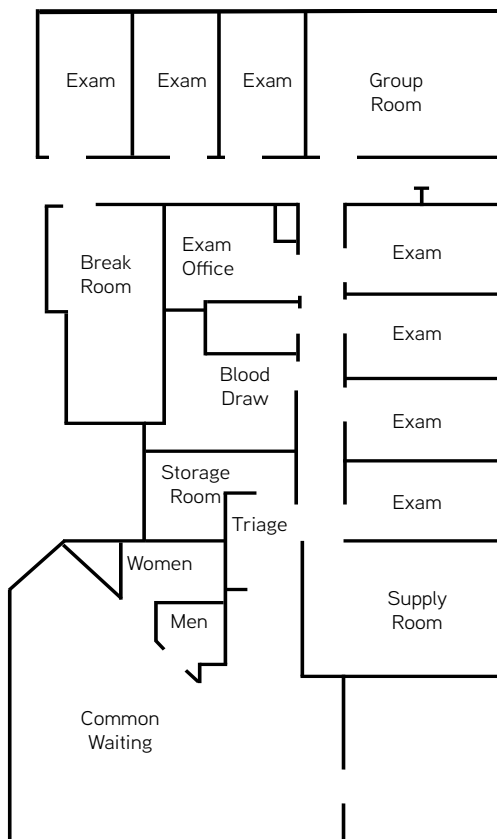
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- Available space: 3,248 SF
- Monthly lease rate: \$6,850, full service

- Available space: 1,200 SF
- Monthly lease rate: \$2,500, full service

## Option 1



The floor plan of the Emergency Department (ED) is divided into several functional areas. At the top, there is a long horizontal corridor or reception area. Below this, the layout includes:

- Exam Rooms:** Three individual exam rooms are located along the top wall, each labeled "Exam".
- Group Room:** A larger room labeled "Group Room" is located at the top right.
- Break Room:** A room labeled "Break Room" is located on the left side, adjacent to the exam rooms.
- RR (Restroom):** A small room labeled "RR" is located below the Break Room.
- Exam Office:** A room labeled "Exam Office" is located below the Break Room.
- Blood Draw:** A room labeled "Blood Draw" is located below the Exam Office.
- Storage Room:** A room labeled "Storage Room" is located below the Blood Draw room.
- Triage:** A room labeled "Triage" is located below the Storage Room.
- Women:** A room labeled "Women" is located below the Triage room.
- Men:** A room labeled "Men" is located below the Women room.
- Common Waiting:** A large area labeled "Common Waiting" is located at the bottom left.
- Supply Room:** A room labeled "Supply Room" is located at the bottom right.
- Exam Rooms (Right):** Four individual exam rooms are located along the right wall, each labeled "Exam".



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# Photos

