

FOR LEASE > RETAIL SPACE

# 1004 Massachusetts

LAWRENCE, KANSAS



PRICE REDUCED



## Property Description

This former restaurant space is situated in the heart of the thriving Downtown District, approximately one block from a 500+ car parking garage. Large storefront windows uniquely spanning 57' of Massachusetts Street frontage overlook steady pedestrian traffic, with convenient delivery access from the alley. The interior floorplan is full of character with a kitchen and bar area with ceiling heights ranging from 12' to 16' throughout.

## Property Highlights

- > Available space: 3,667 SF
- > Built in 1975
- > Zoning: CD - Downtown Commercial
- > Lease rate: ~~\$4,000~~ ~~\$4,500~~ per month, gross, plus utilities

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# 1004 Massachusetts - Floor Plan



Existing Floor Plan



Proposed Floor Plan

