FOR LEASE > OFFICE SPACE

# Freestate Business Center

1201 WAKARUSA, LAWRENCE, KS



### **Property Description**

This is an upscale business center with beautiful curb appeal and immaculate landscaping. Each office includes its own private entrance. The complex is visible and accessible from Wakarusa with easy access to I-70, K-10 and South Lawrence Trafficway. The center is located near retail and restaurant amenities.

## Property Highlights

- > Building size: 37,922 SF
- > Built in 1996
- > Zoning: IBP Industrial/Business Park

### Available Suites

#### Suite C-3 & C-4

- > 3,091 SF
- > \$12 PSF, NNN
- > \$4,597.86 monthly
- > Requires 90 day notice
- > May be demised for qualified tenant

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#### Freestate Business Center, Building C > Floor Plan



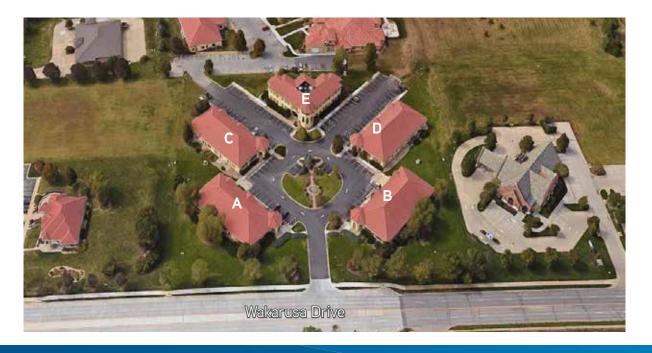


Suites C3 & C4

Suite C2

Suite C1

### Freestate Business Center Aerial





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