

FOR LEASE › RETAIL SPACE

# 10 MARKETPLACE

1800 E. 23RD, LAWRENCE, KS



## Property Description

New ownership! Join Z's Divine Espresso and Set'em Up Jacks in this established retail center at the entrance to Lawrence on East 23rd Street. Tenants can take advantage of plenty of free parking, and good visibility with access from East 23rd Street. or Harper. Each available space features large store front windows and ADA compliant access for customers and clients. A former bank space features drive thru access.

## Property Highlights

- › Available space: 1,500 - 6,300 SF
- › Built in 1999
- › Zoning: PCD
- › Lease rate: \$12/SF, NNN

## Available Suites

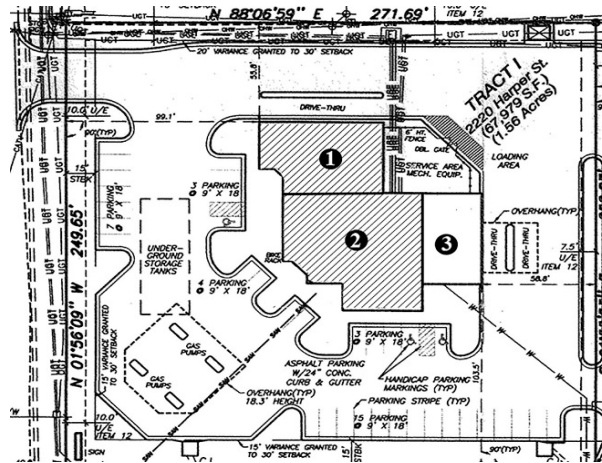
- › Suite B: 2,240 SF
- › Suite D: 1,600 SF
- › Suite F: 2,560 SF
- › Suite M: 2,290 SF
- › Suite 2220A: 1,500 SF



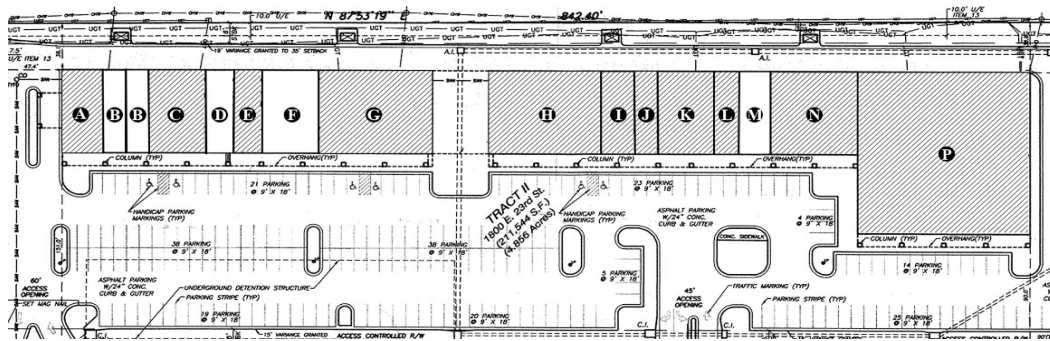
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# 10 Marketplace: Site Plan



Suite	Tenant	SF
1.	Liquor Store	2,480
2.	Conoco	4,020
3.	Vacant	1,500



Suite	Tenant	SF
A.	Z's Divine Espresso	1,376
B.	Vacant	1,140
B-1.	Vacant	1,100
C.	Snap Fitness	2,464
D.	Vacant	1,600
E.	Kutz Family Hair Care	1,280
F.	Vacant	2,560
G.	Set 'Em Up Jacks	5,165

Suite	Tenant	SF
H.	El Sol Lawrence	4,000
I.	Subway	1,600
J.	Nail Citi	850
K.	Kansas Department of Corrections	2,670
L.	Cash-2-Go	1,380
M.	Vacant	2,290
N.	Jin Shan Buffet	3,840
P.	Connex International	15,128

Leased



Leased but not occupied

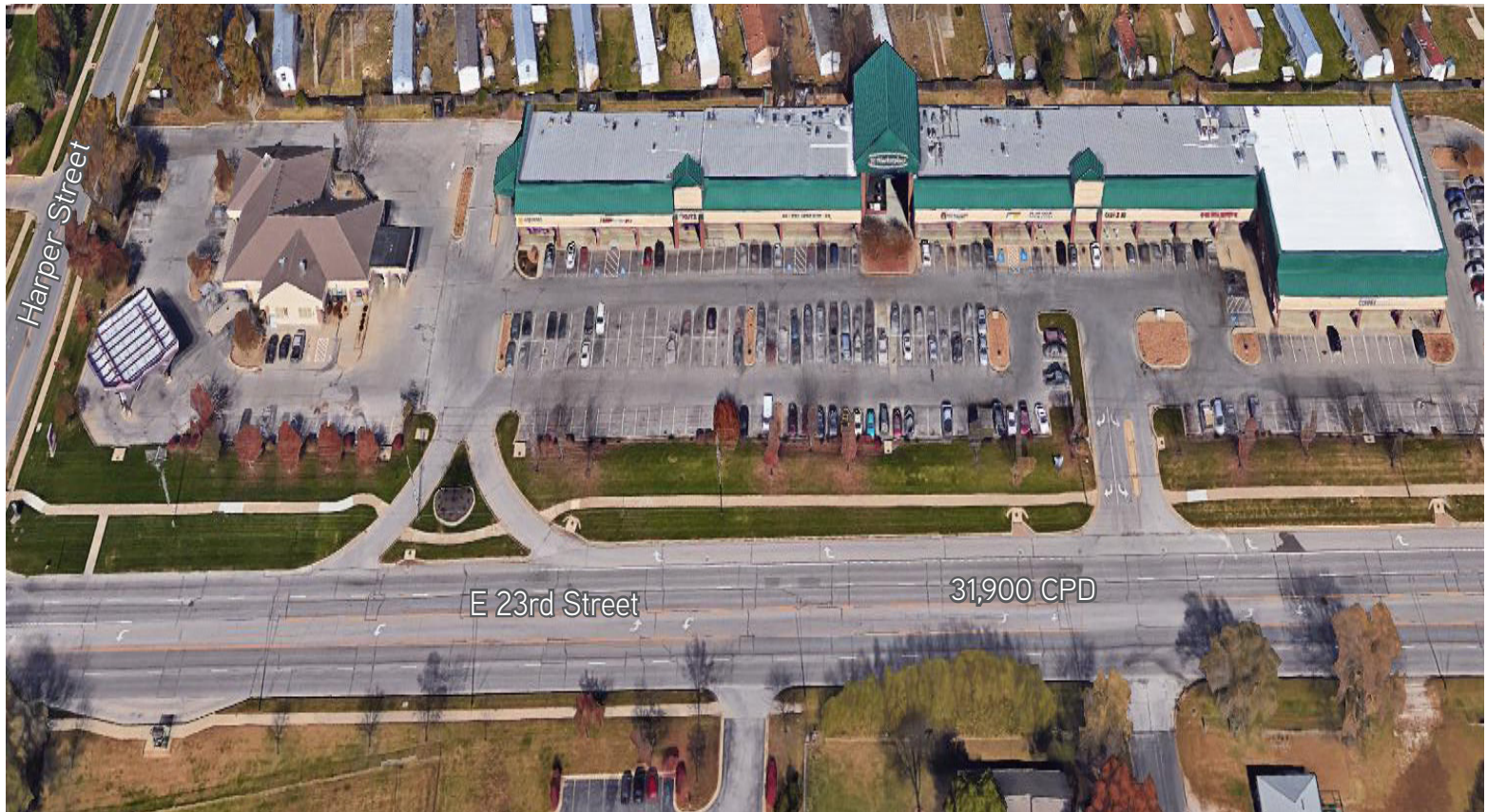


Vacant





## 10 Marketplace: Aerial



### 10 Marketplace Current Tenants

Z's Divine Espresso

Snap Fitness

Kutz

Set'em Up Jacks

Tres Mexicanos

Subway

Jin Shan Buffet

Duci Nail

Cash 2 Go

