

FOR LEASE > OFFICE SPACE

211 E 8TH STREET

LAWRENCE, KANSAS



PROPERTY DESCRIPTION

Recently upgraded professional office space is available for lease in Downtown Lawrence. The suite features three large private offices, break area, in-suite restroom, storage, and two conference rooms as well as a large open bull pen area. With north and west facing windows, the suite offers lots of natural light. A dedicated parking lot is included near the entrance.

PROPERTY HIGHLIGHTS

- > Building size: 21,109 SF
 - > Space available: 2,040 SF
- > Zoning: CD-UC
- > 2 reserved Tenant parking spaces and 7 reserved customer spaces
- > Built in 1940
- > Lease rate: \$18/SF
- > Monthly rate: \$3,060 gross, plus electric
- > **3 Months FREE** for a qualified tenant with a minimum of a three-year lease!



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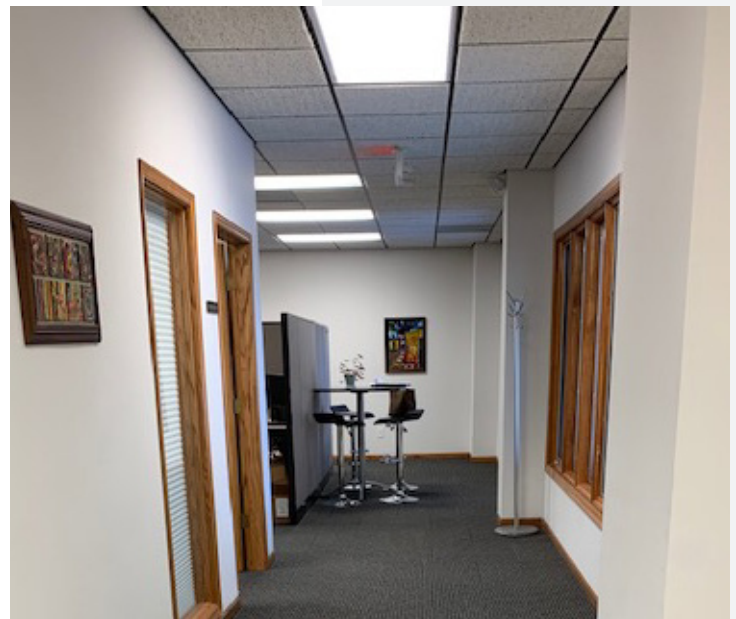
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PROPERTY IMAGES



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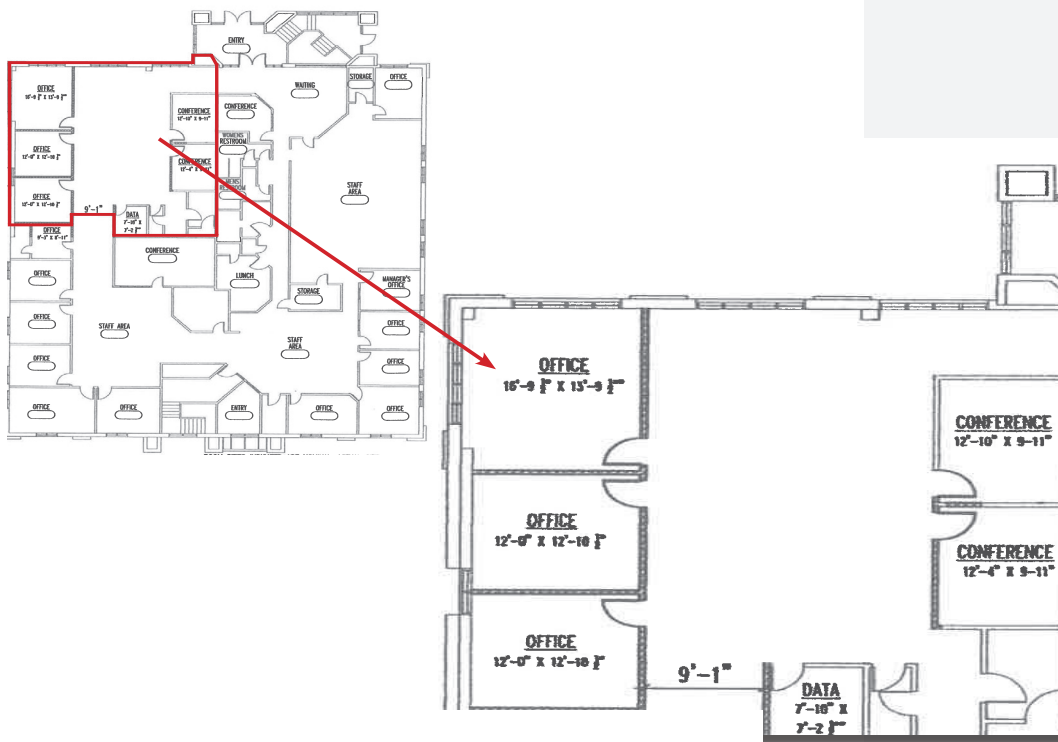
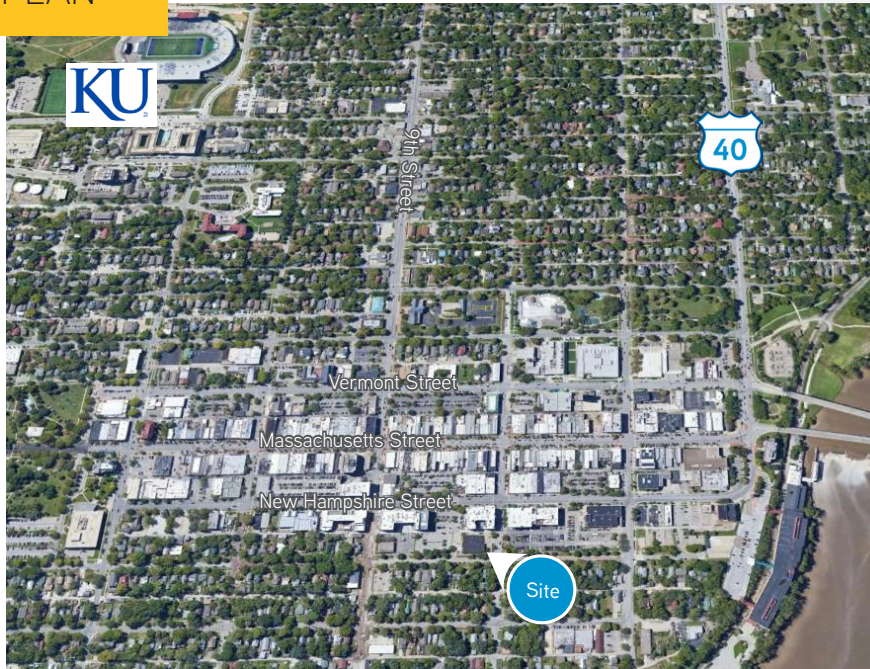
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AERIAL & FLOOR PLAN



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