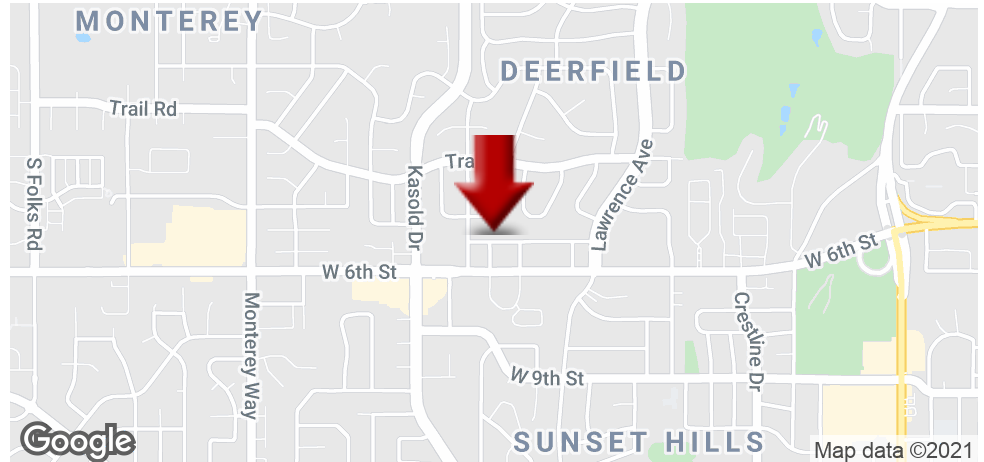


OFFICE FOR LEASE



3310 Mesa Way, Lawrence, KS 66049



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	1770
BUILDING SIZE:	4,688
ZONING:	Commercial Strip (CS)

PROPERTY OVERVIEW

Centrally located former dental office with 1770 square feet of available space

PROPERTY HIGHLIGHTS

- Zoned Commercial Strip (CS). (office, retail, service+++)
- Plumbing throughout
- Landlord willing to contribute up to \$30,000 for improvements - spread over life of lease (60 month lease =\$500/month)
- Alternative floor-plans (See page 3)
- Quiet - yet convenient location

KW COMMERCIAL
545 Columbia Dr
Lawrence, KS 66049

EVAN HOLT
Agent
O: 785.640.8923
evan.holt@kw.com

CHAD HESS
Agent
O: 785.766.7619
chadhess@kw.com
KS #SP00240369

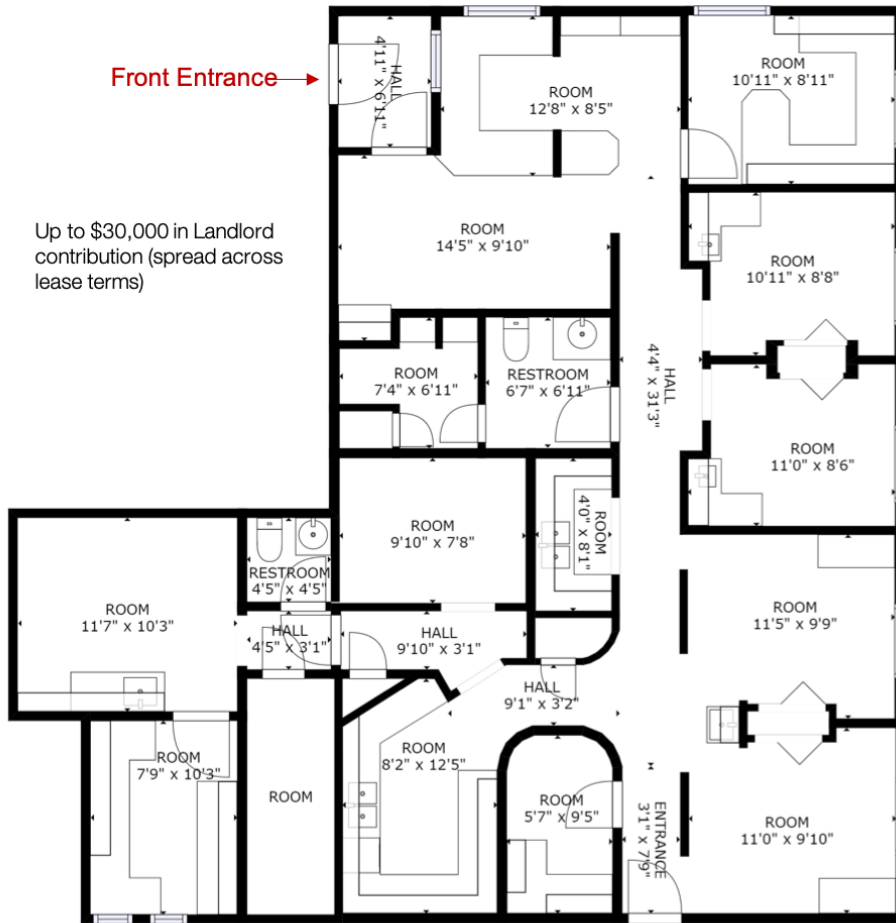
Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6359](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6359)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE



3310 Mesa Way, Lawrence, KS 66049



Up to \$30,000 in Landlord contribution (spread across lease terms)



1770 Sqft of available space

Add text here...

KW COMMERCIAL
545 Columbia Dr
Lawrence, KS 66049

EVAN HOLT
Agent
0: 785.640.8923
evan.holt@kw.com

CHAD HESS
Agent
0: 785.766.7619
chadhess@kw.com
KS #SP00240369

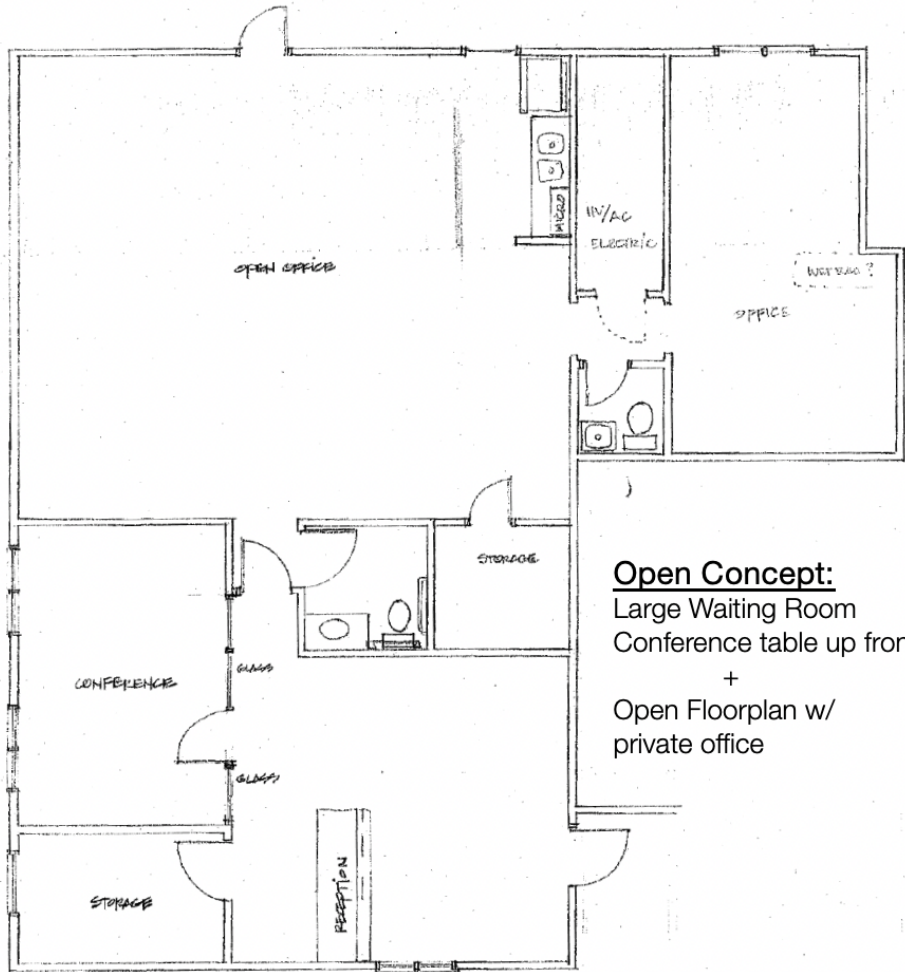
Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6359

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

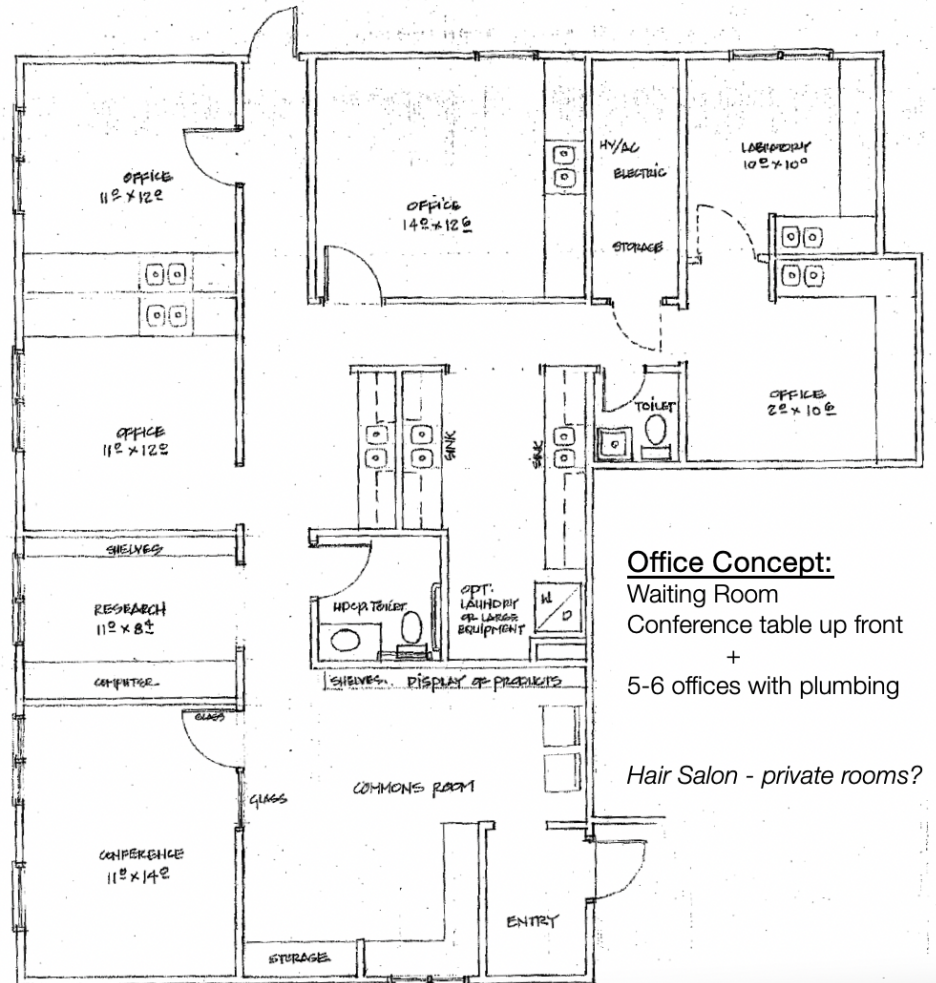
ALTERNATIVE FLOOR PLANS (\$30,000 LANDLORD CONTRIBUTION)



3310 Mesa Way, Lawrence, KS 66049



Open Concept:
 Large Waiting Room
 Conference table up front
 +
 Open Floorplan w/
 private office



Office Concept:
 Waiting Room
 Conference table up front
 +
 5-6 offices with plumbing
 Hair Salon - private rooms?

KW COMMERCIAL
 545 Columbia Dr
 Lawrence, KS 66049

EVAN HOLT
 Agent
 O: 785.640.8923
 evan.holt@kw.com

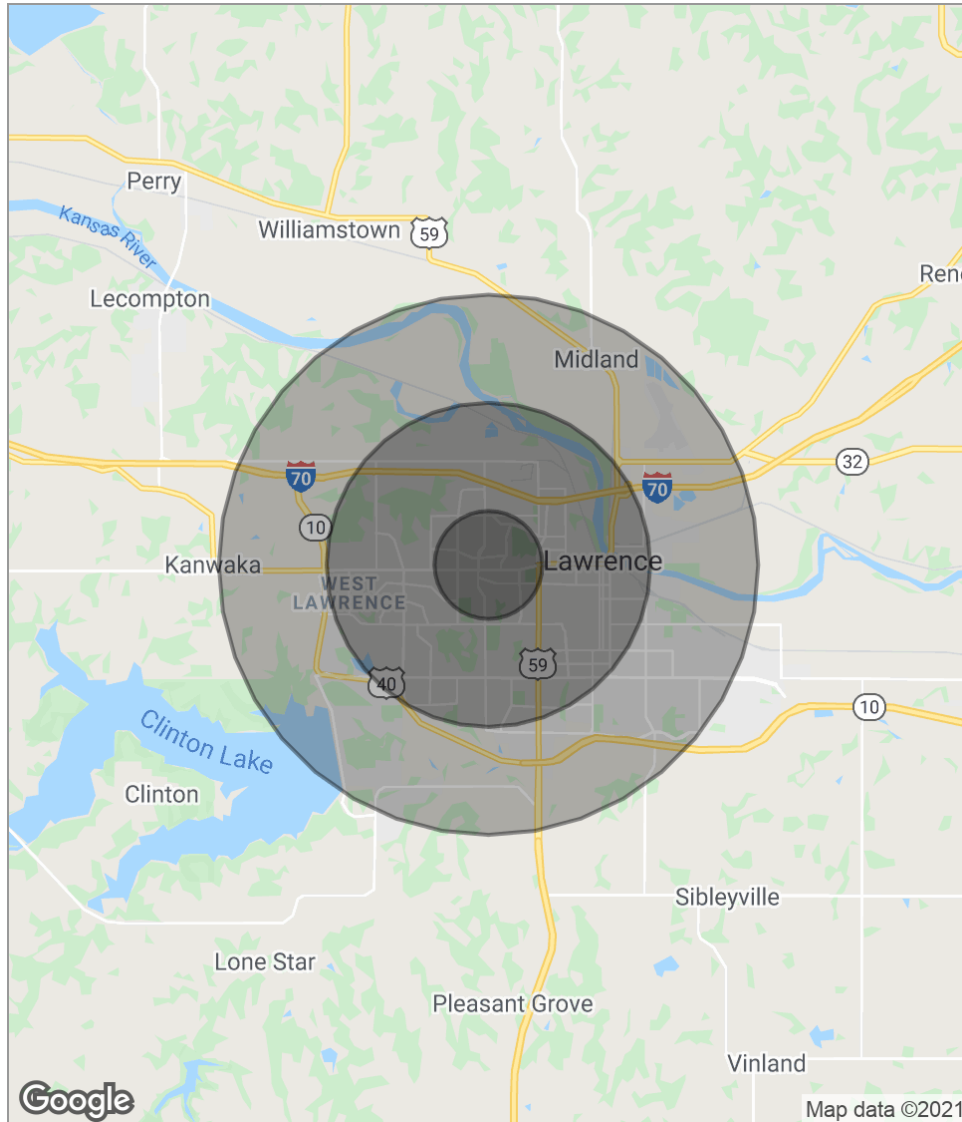
CHAD HESS
 Agent
 O: 785.766.7619
 chadhess@kw.com
 KS #SP00240369

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6359

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



3310 Mesa Way, Lawrence, KS 66049



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,103	67,793	100,733
Median Age	30.7	28.7	29.1
Median Age (Male)	29.1	26.9	27.7
Median Age (Female)	31.3	29.5	29.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,615	26,408	39,857
# Of Persons Per HH	2.2	2.6	2.5
Average HH Income	\$64,564	\$59,722	\$60,070
Average House Value	\$227,409	\$222,681	\$226,510

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
545 Columbia Dr
Lawrence, KS 66049

EVAN HOLT
Agent
O: 785.640.8923
evan.holt@kw.com

CHAD HESS
Agent
O: 785.766.7619
chadhess@kw.com
KS #SP00240369

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6359

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.