Flex Space

For Lease

Suite B

\$12.00/SF Modified Gross

Contact:



Allison Vance Moore, SIOR Senior Vice President +1 785 865 3924 allison.moore@colliers.com

Colliers Lawrence 3705 Clinton Parkway Suite 201 Lawrence, Kansas 66047 +1 785 865 5100 colliers.com/lawrence

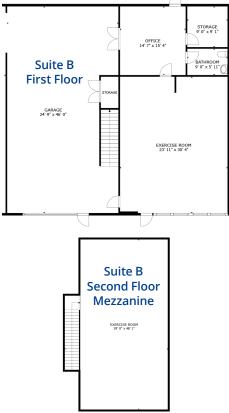
4910 Wakarusa Court Suite B, Lawrence, Kansas

Property Highlights

- Available space: 3,600 SF
- Suite features include:
 - » Shop space
 - » Office space
 - » Mezzanine
- Year built: 2001
- Zoning: CD-PCD
- Lease rate: \$3,600 per month, modified gross
- Traffic count: 16,055 vehicles per day on Wakarusa Drive

- Accelerating success.

Colliers



Features

- Includes Wakarusa Drive signage
- Unique west side flex space
- Suite includes a 14' drive-in door
- 3-phase power
- Finished office space that includes open work area, break area, and an ADA restroom
- Easy access to K-10



Allison Vance Moore, SIOR

Senior Vice President +1 785 865 3924 allison.moore@colliers.com **Colliers Lawrence** 3705 Clinton Parkway, Suite 201 Lawrence, Kansas +1 785 865 5100 colliers.com/lawrence



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.