

Colliers

# 2201 W. 25th Street Suite S

Lawrence, Kansas

Office Condo For Sale



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# 2201 W. 25th Street, Suite S

For Sale

## Unique opportunity to own professional office space in a centrally-located Lawrence complex

Suite S offers approximately 1,629 square feet of office space with a flexible layout. The current configuration includes three private offices, a small storage area, and a large open workspace filled with natural light from east-facing windows. The open area could easily be reconfigured to create two additional private offices while maintaining collaborative workspace.

Owners benefit from the ease of a professionally-maintained property through the condominium association allowing for predictable ownership costs and minimal exterior upkeep responsibilities. Ownership also includes the opportunity for tenant signage on the complex's monument sign, providing valuable visibility along the corridor.



# Floor Plan



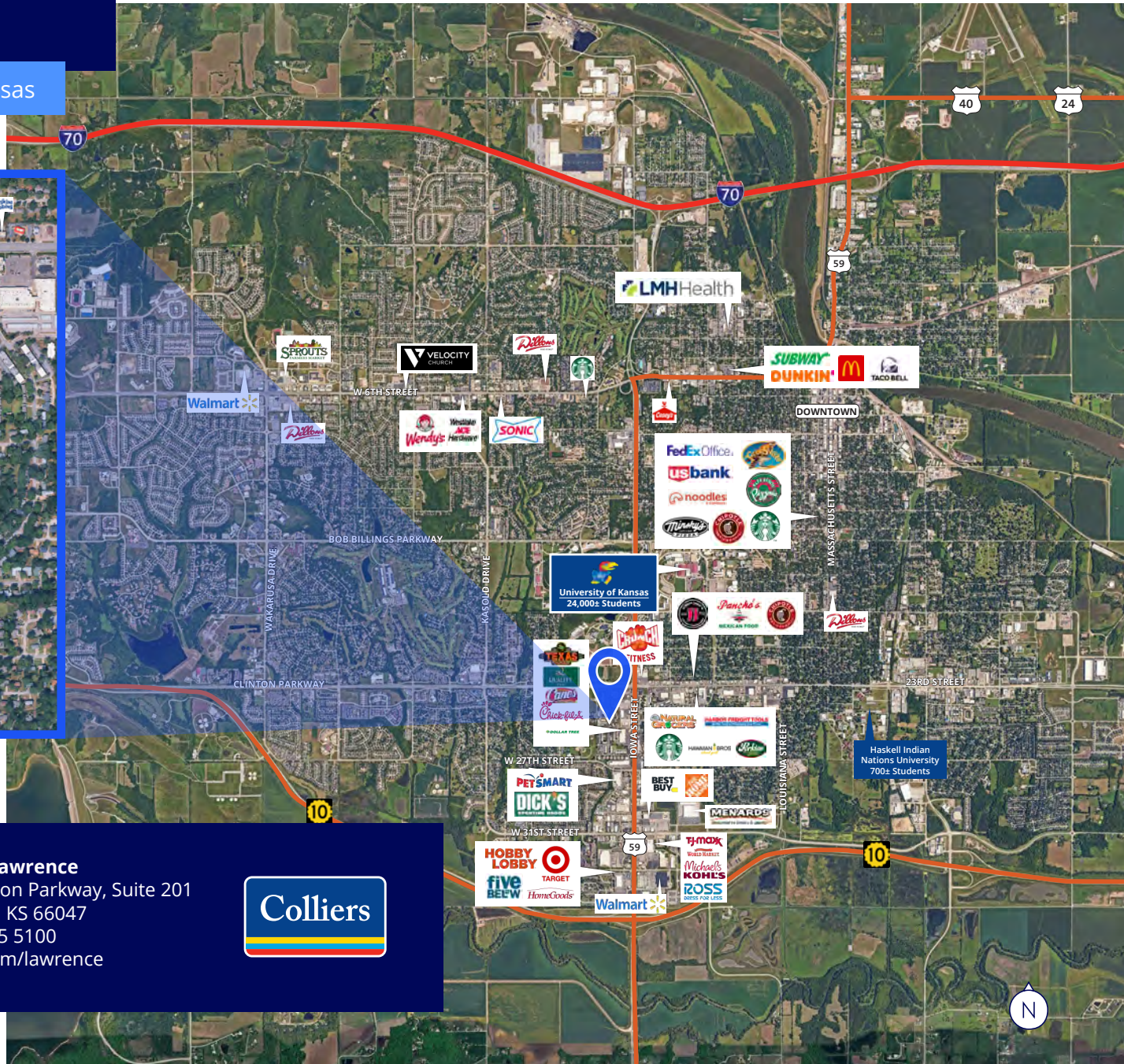
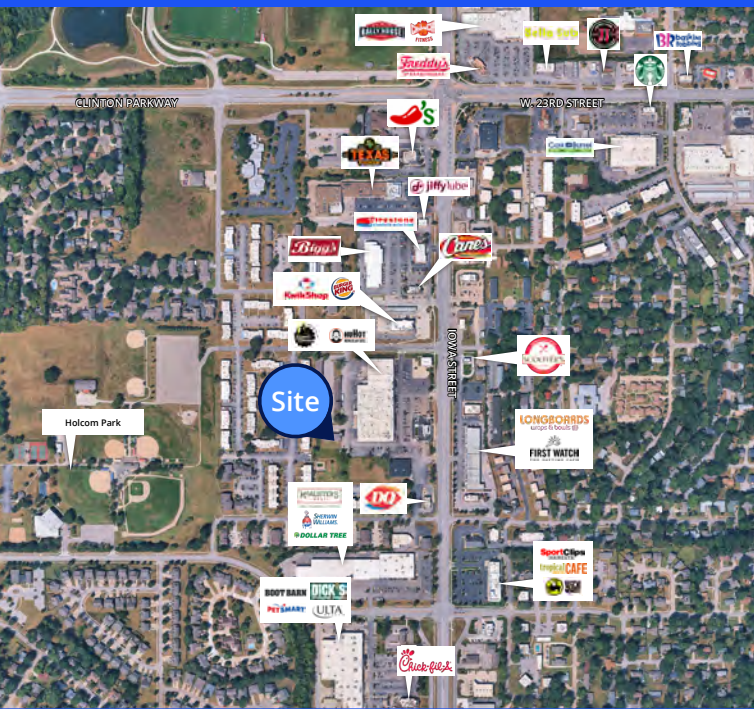
## Property Highlights

- 1,629 SF professional office condo
- Purchase Price: \$225,000
- Zoned CS (Commercial Strip) – flexible use options
- 3 private offices with potential for 2 additional offices
- Large open workspace with abundant east-facing natural light
- Small storage area
- Dual entrances from both east and west sides of the building
- Ideal layout for professional services
- Monument signage opportunity
- Centrally located in an established office corridor
- Rare opportunity for small office ownership
- Condo Association Dues: \$352/month
  - Covers exterior maintenance and common area upkeep



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