

# For Lease

Retail



1401 WEST 23<sup>RD</sup> STREET  
LAWRENCE, KS, 66044



Located on 23rd Street near the University of Kansas, retail spaces are available on one of Lawrence's busiest retail corridors. This mixed-use student housing property has a built-in customer base with 312 beds. Nearby tenants include Insomnia Cookies, Chipotle, Taco Bell, Hawaiian Bros, McDonald's, and Domino's. A Tenant Improvement allowance is available for qualified tenants.



## PROPERTY DETAILS

- Year Built: 2019
- Zoning: CS
- Lot Size: 191,376 SF
- Building Size: 100,000 SF
- Available Spaces: 1,000 SF - 7,300 SF
- Lease Rate: \$12 - \$18, NNN  
(Estimated NNN = \$10/SF)



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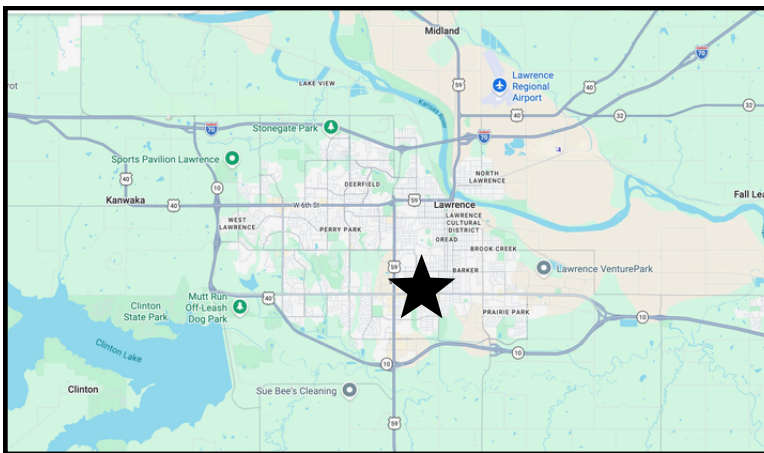
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1401 W. 23<sup>rd</sup> Street



W. 23<sup>RD</sup> & IOWA INTERSECTION



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