



FOR LEASE

1035 E 23RD STREET, SUITE 1
LAWRENCE, KS

3200 Haskell, Suite 130
Lawrence, KS 66046
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1035 E 23RD Street, Suite 1 | Lawrence, KS

VERSATILE COMMERCIAL FLEX SPACE SUITE

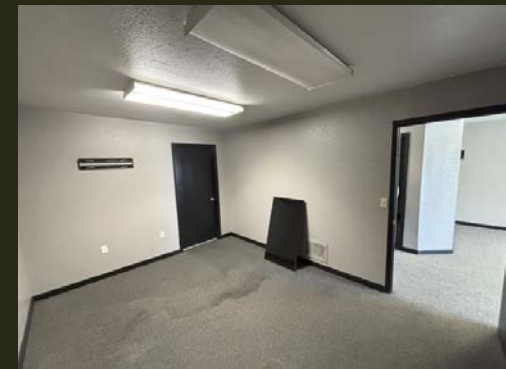
LEASE RATE: \$4,175/MO

Explore this adaptable and well-located 4,000+/- SF commercial suite situated just off high-traffic 23rd Street in Lawrence, Kansas. This property offers an efficient mix of finished office, climate-controlled warehouse and mezzanine storage with a 12'x14' overhead door – ideal for a wide range of users, from contractors and small distributors to growing service businesses.

The suite includes approximately 600+/- SF of finished office space featuring two private offices, a welcoming entry/reception area, and two restrooms. The 3,200+/- SF warehouse is fully heated and air-conditioned, and includes a 330 SF storage room that can be removed by the future tenant if preferred. An additional 750 SF of mezzanine storage – also heated and cooled – provides excellent overflow space for equipment, inventory, or operations.

Key Features: Two private offices, Reception/entry area, Two restrooms, 12' x 14' overhead roll-up door, Heated and cooled warehouse space, 330 SF storage room (removable by tenant), 750 SF mezzanine with HVAC, 10+ parking spaces, including 1 handicap spot, Wheelchair accessible

Located in a well-established commercial area with convenient access to major roads, this suite supports efficient operations and customer access. Whether you're expanding or relocating, this flexible layout offers the infrastructure and location to help your business thrive.



NEIGHBORHOOD AERIAL



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