AREA
REAL ESTATE ADVISORS

RARE OWNER-USER OFFICE/MEDICAL OPPORTUNITY IN WEST LAWRENCE

20,715 SF BUILDING FOR SALE

1315 WAKARUSA DR • LAWRENCE, KS

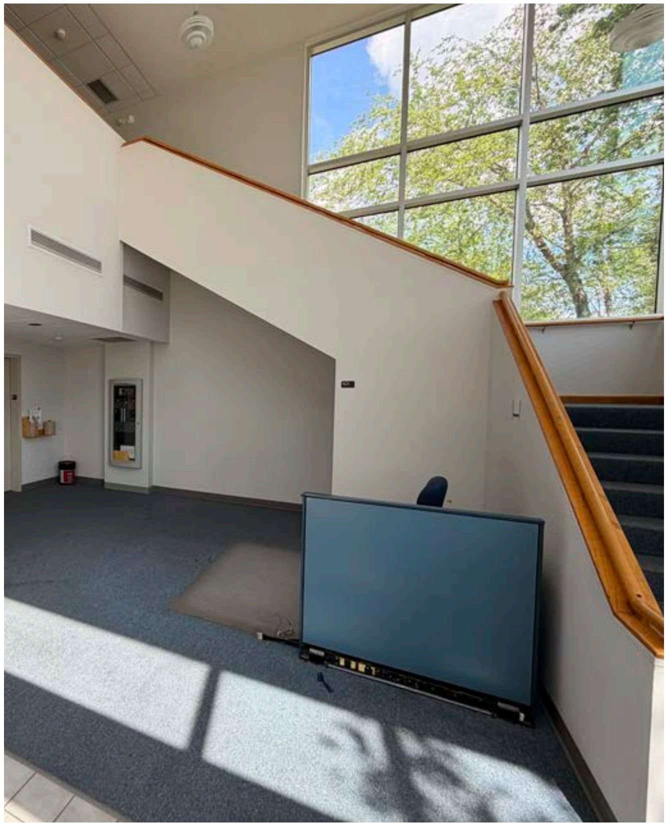
BUILDING OVERVIEW

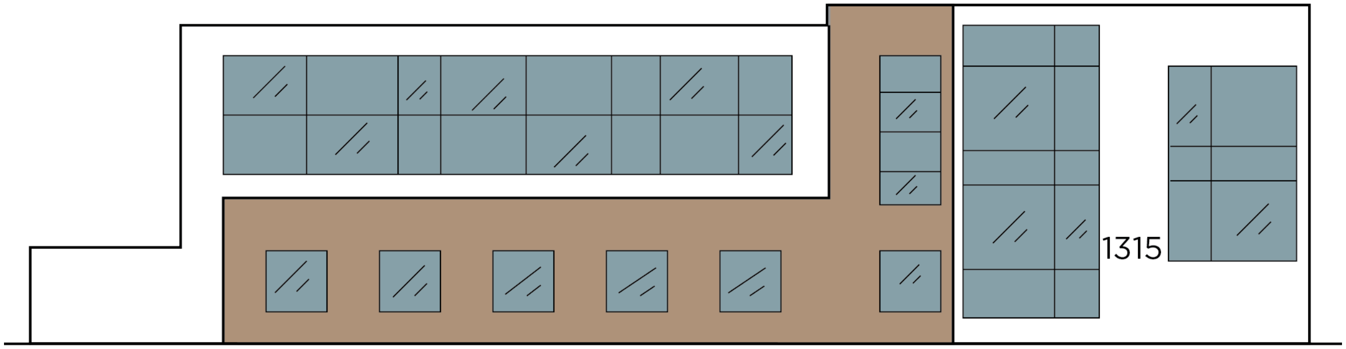
1315 WAKARUSA DR • LAWRENCE, KS

BUILDING SIZE	20,715 SF	**PARKING**	2.41:1,000 OR 45 SURFACE SPACE
BUILDING TYPE	MASONRY, 2-STORY OFFICE	**TENANCY**	VACANT
YEAR BUILT	1994	**ROOF**	UNKNOWN
LAND SIZE	2.63 ACRES (114,562 SF)	**HVAC**	UNKNOWN
ZONING	IBP (INDUSTRIAL BUSINESS PARK)	**WATER HEATER**	INSTALLED SEPTEMBER 2022

SALE PRICE: $2,500,000

PROPERTY PHOTOS





FLOOR PLANS

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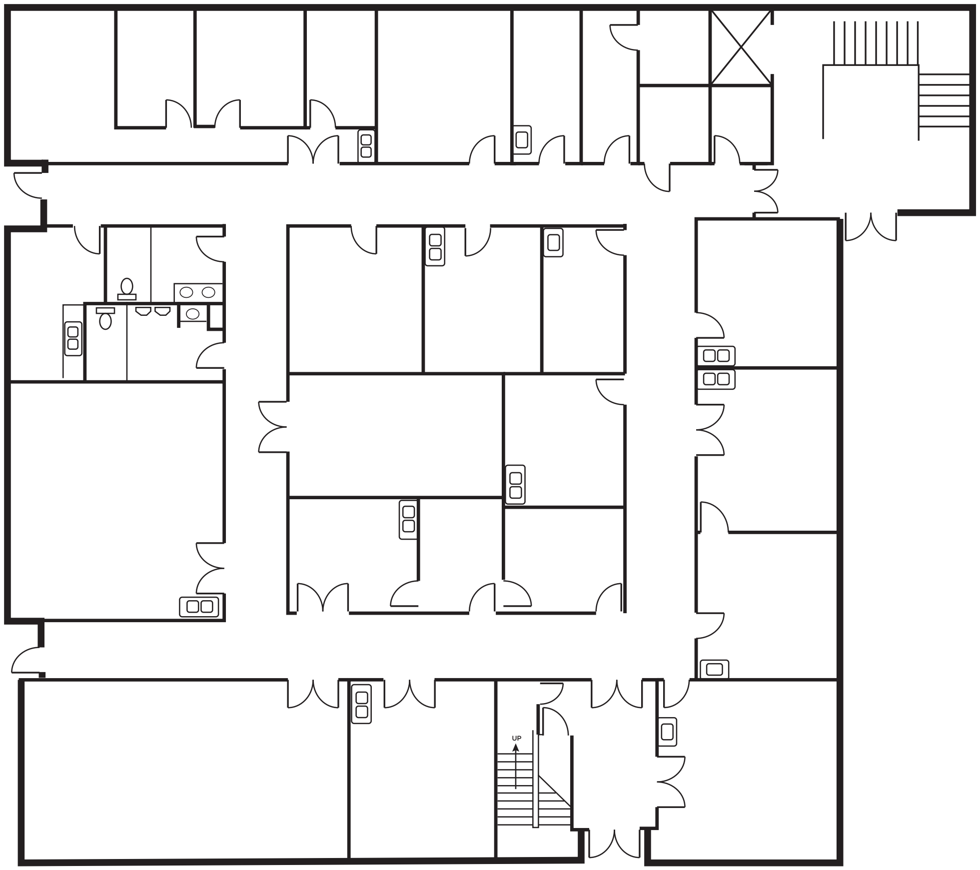
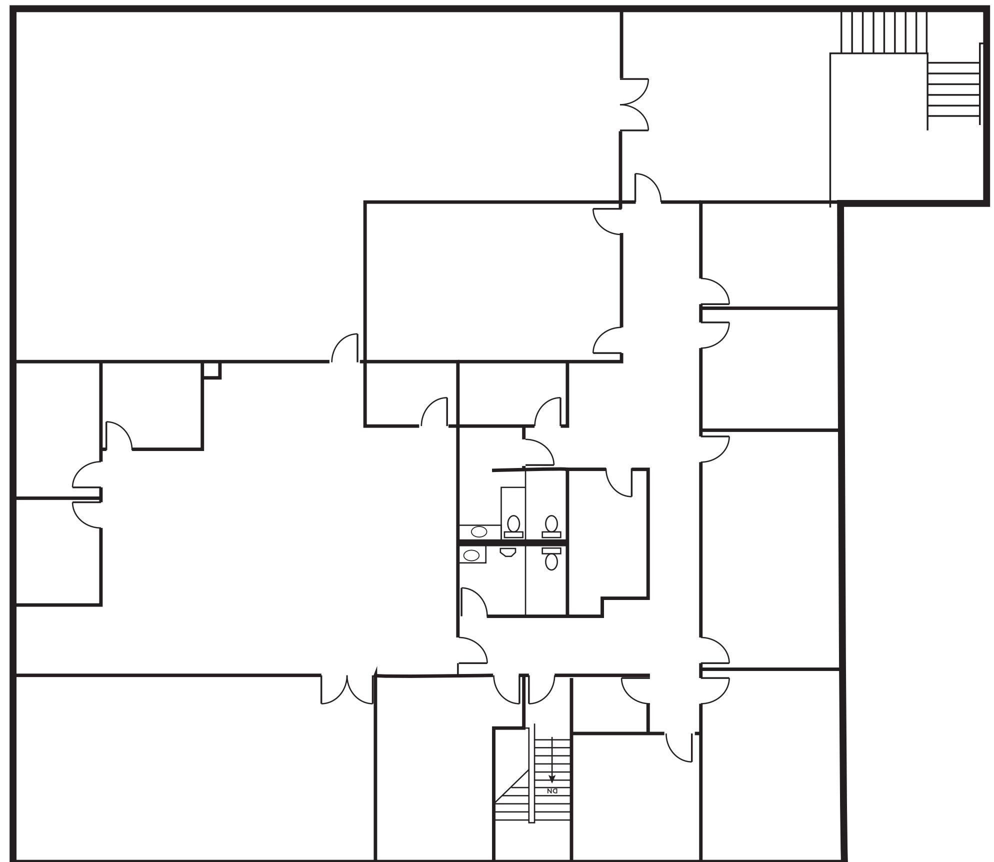
LEVEL 1



LEVEL 2



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ADDITIONAL DEVELOPMENT

Lawrence, Kansas is in the midst of the most significant wave of development, with nearly $1 billion in active public and private investment reshaping the city.

THE GATEWAY DISTRICT

Estimated Investment: $808.7 Million

The KU Gateway District is a once-in-a-generation transformation of the north entrance to the University of Kansas campus. Phase 1, an estimated $448 million rebuild of David Booth Kansas Memorial Stadium and the Anderson Family Football Complex, including a new 55,000 SF conference center operated by Oak View Group, was completed ahead of the 2025 football season. Phase 2, an estimated $360.7 million now underway, adds a mixed-use district with a hotel, student housing, retail, dining, entertainment, and structured parking. The mixed-use development alone is projected to generate $2.4 billion in direct, indirect, and induced spending, with the stadium projected to add nearly $2 billion more over 30 years.

THE MERCATO OF WEST LAWRENCE

Anchored by a $21.8+ Million Costco

The Mercato is a 90-acre mixed-use development at the K-10 & Highway 40 interchange, adjacent to Rock Chalk Park and LMH Health West Campus. Its anchor is a new full-service Costco, approximately 155,000 SF with a tire center and 24-pump fuel station, opening fall 2026, and has a onstruction value of ~$21.8 million (building shell alone; total project investment is substantially higher). Braum's and Truity Credit Union join the existing Stone Hill Hotel, and infrastructure investment west of K-10, including the four-laning of K-10 expected by 2027, is unlocking additional residential and commercial ground in the city's fastest-growing submarket.

THE CROSSING AT KU

$55+ Million Invested to Date

Developed by KU Endowment at the intersection of 21st & Iowa Streets, The Crossing at KU is a mixed-use district on the western edge of campus adjacent to KU Innovation Park. KU Endowment has committed approximately $25 million to infrastructure, and the development's anchor, a $30 million, state-of-the-art Dillons, opened in October 2025, followed by Olive Garden in February 2026, with Truity Credit Union among the early tenants. First-phase plans call for approximately 400 multi-family units, a hotel, 75,000 SF of office, and 50,000 SF of retail and dining.

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

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MORE INFORMATION

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