



## Office Investment Sale

2500 W. 31st Street, Unit B  
Lawrence, Kansas

### Allison Vance Moore, SIOR

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### Colliers Lawrence

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### Property Highlights

- Available space: 3,938 SF
- Beautifully renovated in 2019
- Zoning: M-3
- Daily traffic count: 18,825
- Sale price: \$345,000
- Long-term lease in place through October 2029

### Features

- Naturally-lit reception area
- Large conference room
- Open work areas
- Seven private offices
- Located just off Lawrence's primary retail corridor



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## Financial Highlights

- Reap the rewards of a well-managed business association
- HOA: \$272 per month
- Taxes: \$6,150 per year
- Insurance: \$2,000 per year
- Leased through October 2029

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