



# 1421 Oread West Drive Lawrence, Kansas

Office for Sale or Lease

- Building size: 6,800 SF
- Lot size: 9,638 SF
- Year built: 1997
- Zoning PID
- Sale price: \$990,000
- This is a beautifully landscaped, professionally maintained office building located within the Oread West professional office park
- Easy access to the University of Kansas, K-10 bypass and I-70

**Sale Price:**

**\$990,000**

**Asking rent Suite A:**

**\$13.50/SF**

plus NNN (est. \$9.41/SF)

**Contact us:**

**Allison Vance Moore** SIOR

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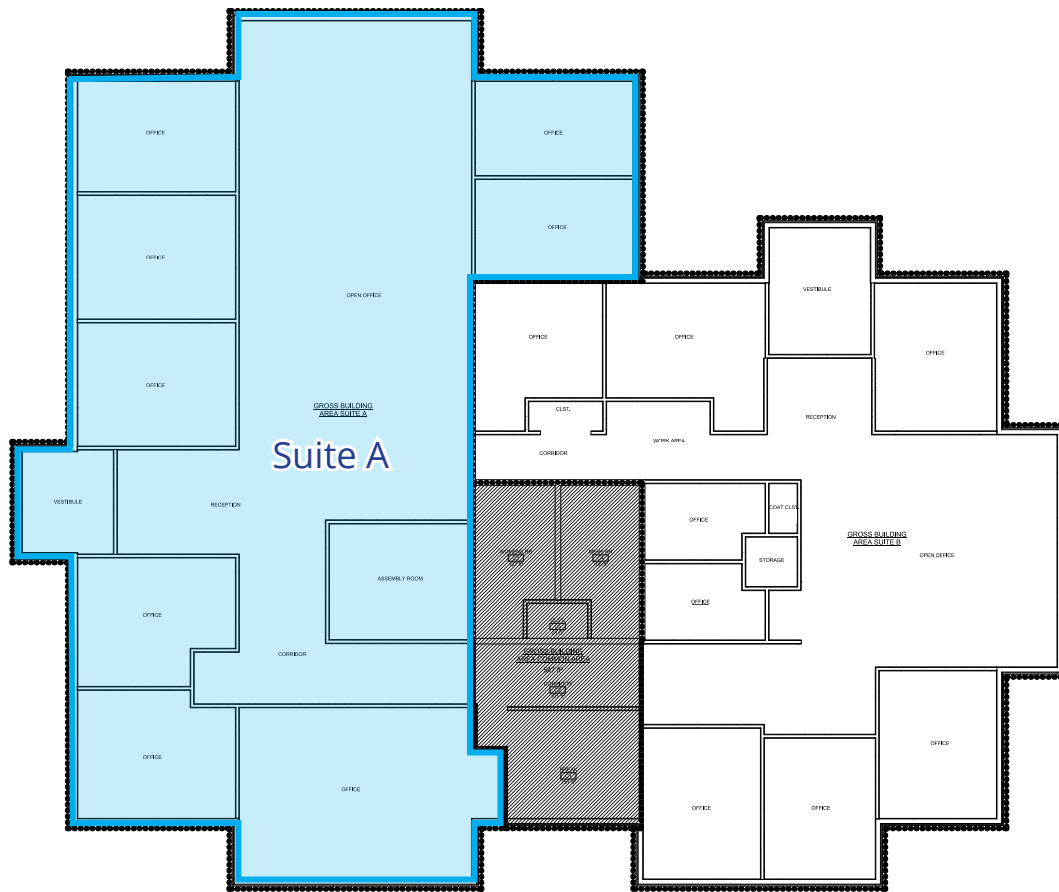
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## Suite A Highlights

- Available space: 3,689 SF
- Lease rate: \$13.50/SF, NNN (est. \$9.41/SF)
- Total monthly rate: \$7,042.91 includes pro rata taxes, insurance, common area maintenance and basic utilities
- Features eight private offices, reception area, open work area with shared restrooms and break room
- Opportunity for exterior signage



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