

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)

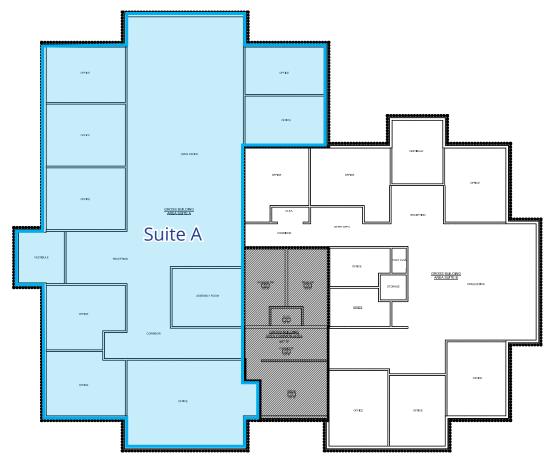
#### Contact us:

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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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