

1307 MASSACHUSETTS ST

LAWRENCE, KS 66044



HIGHLIGHTS

- The one of a kind Castle Tea Room
- Listed on the National Register of Historic Places
- High End Finishes
- Includes Elevator, Commercial Kitchen
- Perfect for Professional Firms, ie. Accountants, Attorneys & Architects

FOR LEASE + Utilities & Insurance

First Floor:	1,705 SF	\$2,595/Mo
Second Floor:	1,362 SF	\$2,073/Mo
All Three Floors:	4,402 SF	\$4,668/Mo

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	16,959	70,524	98,284
2024 MED HOUSEHOLD INCOME	\$38,335	\$50,780	\$54,890

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PHOTOS

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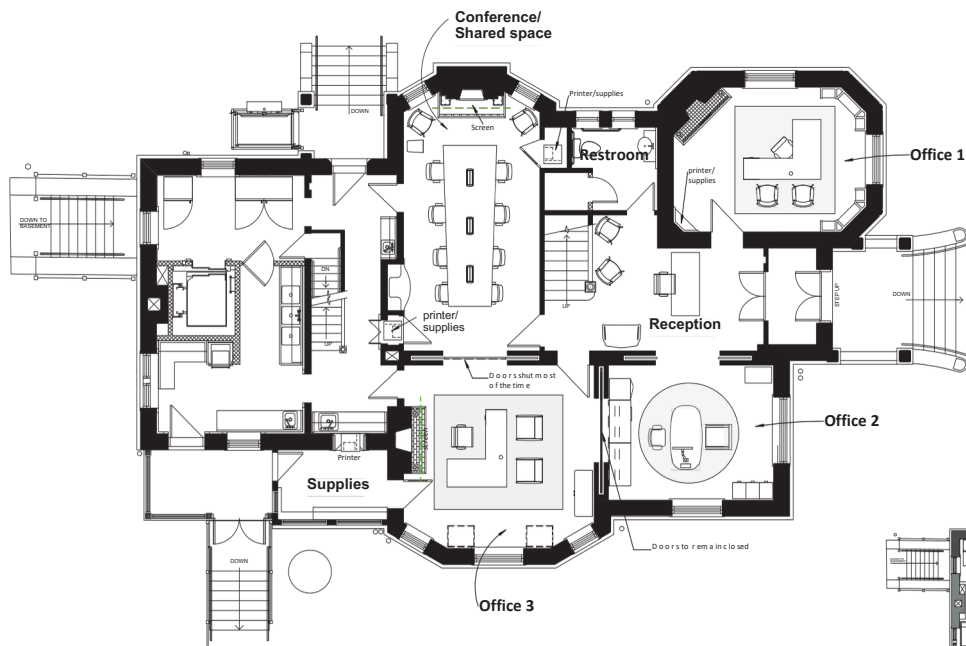


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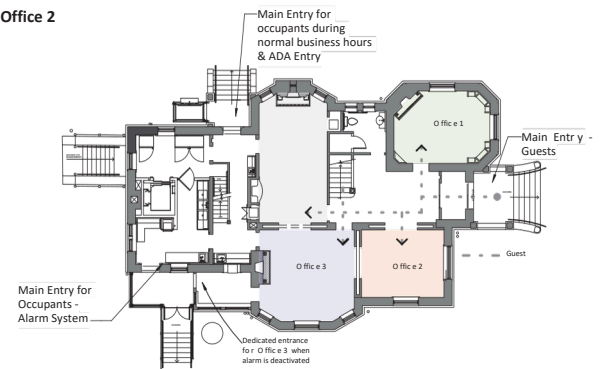
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FLOOR PLANS

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Program:
Each office space is leased separately
Rent is based on office space + % of shared space
Minimal circulation between private offices
Shared reception and conference space
Optimal acoustic and visual privacy between offices



Option 1: Traditional Professional Office - low density

First Floor - Option 1
F1

FIRST FLOOR: 1,705 SF

The Castle

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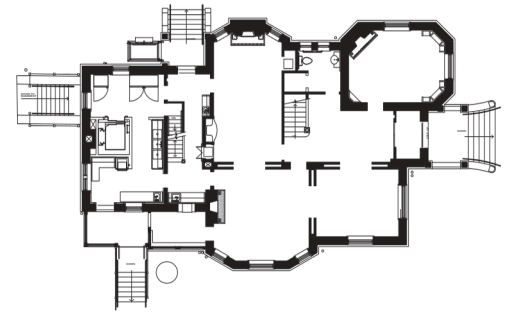
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08/01/18
0118-0300

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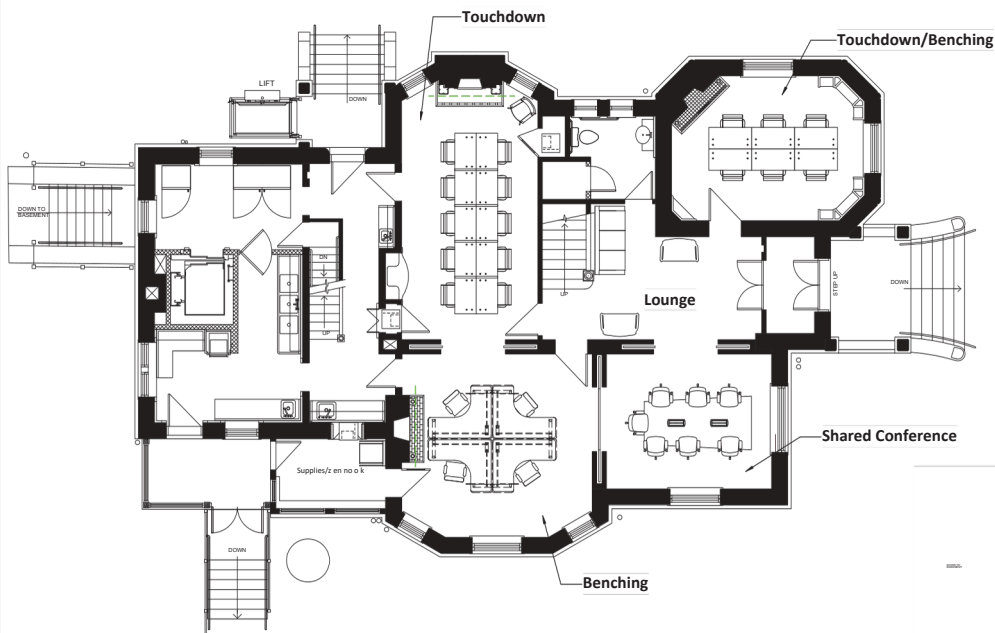
Allows second floor to be rented separately as either traditional private offices (see 2nd Floor Option 1), as additional breakout space for tech industry like Office 1, or as additional benching (see 2nd Floor option 2).

10/27/18
0118-0300

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Program:
Rent is based on a monthly membership for a seat.
(very similar to the Cider Gallery model)
Individuals with a membership are free to come and go as they choose and schedule the shared conference room as needed
Membership often includes access to a printer, hi-speed wifi, and mailing address.

Benching seats are typically occupied by the same person every day and who are often using the space throughout the entire work day.
Touchdown stations are much more flexible and are available first come first serve to those with monthly memberships.

Option 3: Shared Office Space/Work Concept-high density

First Floor - Option 3
F101 - C

First Floor: Shared Office Concept

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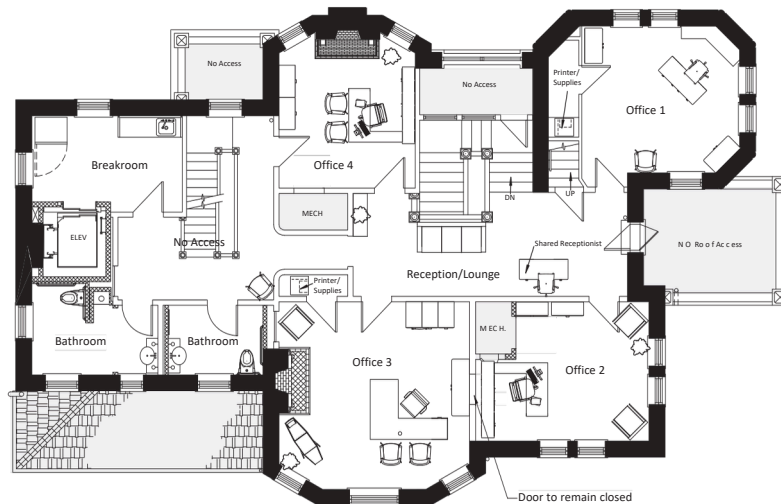
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Program:

*A lower density is recommended due to non-conforming egress issues

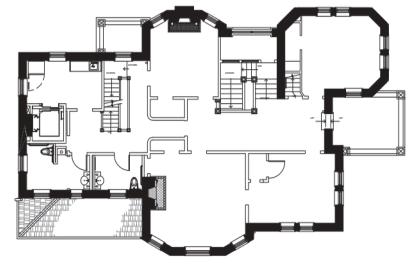
Offices are occupied by professionals that typically work between the hours of 8a -5p and have no more than 1 assistant and 2 guests at any given time

Offices could share a reception/ waiting room on the second floor. Depending on the use of the first floor, these offices could also utilize the 1st floor waiting/reception area if needed

Access to the second floor offices would be predominantly via the North or South porch entrances and use the back stair to get to the second floor. Guests would be expected to use the main entrance (east porch).

Maximizes individual office visual and acoustic privacy.

Access to individual offices is granted from the Reception/Lounge and all adjoining office doors would remain closed.



Option 1: Traditional Professional Office - low density

2nd Floor - Option 1
F2

SECOND FLOOR: 1,362 SF

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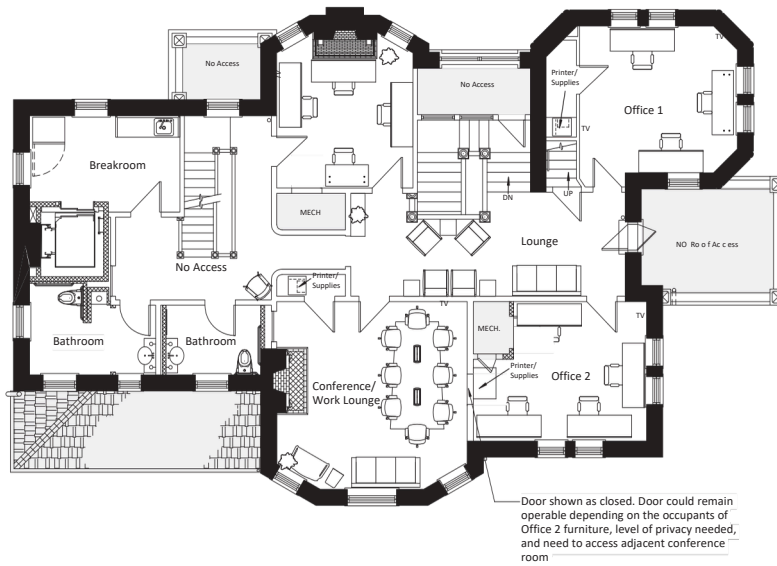
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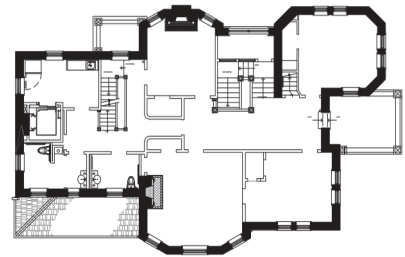
Higher level of connectivity between occupants within the office spaces.

Door can be open/closed based on level of privacy needed moment to moment.

Similar to first floor - option 2, where most of the offices are for benching memberships (people who are typically there during normal business hours).

This could be a likely scenario in the future if "Launch Lawrence" takes off and needs to expand into more space.

This is also a solution to increase memberships (Cider Gallery Model). However, an increase in memberships might not be as consistent or bring as much income per month when compared to if the space was leased as a professional office suite.



Option 2: Hi-Tech/WeWork concept-medium density

2nd Floor - Option 2
F201-B

Second Floor: High Tech/Medium Density

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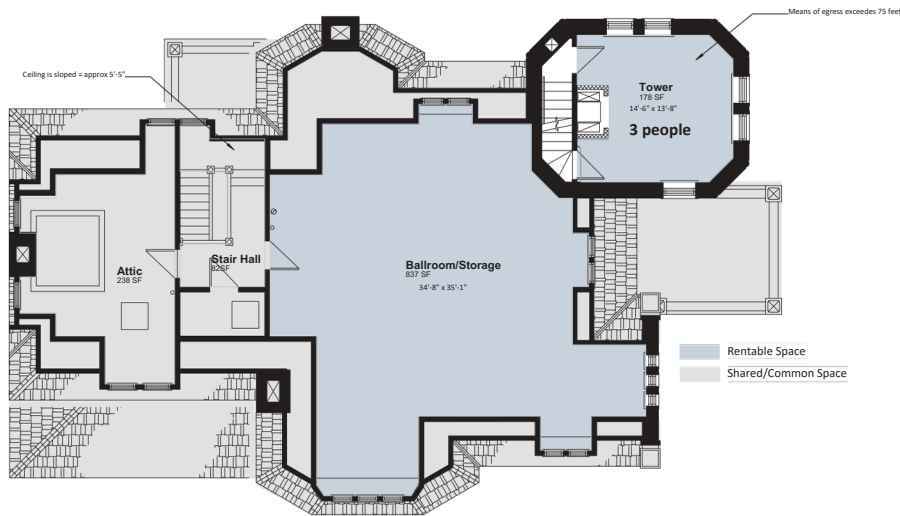
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Total Usable Square Feet (USF) = 1,335sf
Total Rentable Space* w/ variances = 1,015sf

Maximum Occupancy: Ballroom/Storage
837sf /50 (general assembly) = 16 people
837sf /300 (storage) = 3 people

Maximum Occupancy: Tower
178sf /50 = 3 People

IBC 2015 Notes:
1006.3.1 Egress based on occupant load - single egress is only permitted under Section 1006.3.2 Table 1006.3.1
1006.3.2 Single Exits
Occupant load must be less than 30, and common path of egress travel distance not to exceed 75 feet.
1009.3.3.2 Headroom: minimum height of 8'0" for up to 50% of egress. Exception permitted for sloped ceilings, stairways and ramp headroom must maintain a 7'0" clear height (1003.2)

Occupancy -3rd Floor
A501.3

Maximum Occupancy is based on IBC 2015 as adopted by the City of Lawrence, Building Type B, fully sprinklered, office/ general assembly (no in-fixed seating)

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Maximum Occupancy = 5 people

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