



612-618 New Hampshire Street Lawrence, Kansas

Sale Price for 612-618:

Multiple Options

Lease Rate for 612:

\$25-\$30/SF, Gross

Prominent Downtown Office Buildings For Sale or Lease

612-618 New Hampshire Street offers several options for a buyer/developer in a growing area of historic Downtown Lawrence, Kansas. This property can be sold together or à la carte. The offering includes a stunning redevelopment project, a stabilized, fully-leased office component, and a parking lot primed for redevelopment.

Property Profile



Numbers at a Glance

612 New Hampshire

36,500 SF
Building Size

32,362 SF
Lot Size

618 New Hampshire

4,000 SF
Building Size

1880 & 1929
Years Built

6,250 SF
Vacant Lot Size

CD
Zoning

Demographics



Total Population

1-Mile	11,409
3-Mile	60,994
5-Mile	95,075



Average Household Income

1-Mile	\$59,479
3-Mile	\$68,932
5-Mile	\$81,432



Daytime Population

1-Mile	18,679
3-Mile	67,211
5-Mile	96,907

Property Gallery



612 New Hampshire



618 New Hampshire



Prospective Rendering



Prospective Rendering



**612-618
New Hampshire
Street (Combined)**
Sale Price: \$4,950,000

612 New Hampshire
Lease Rate: \$25-\$30/SF
Sale Price: \$2,700,000

618 New Hampshire
Sale Price: \$1,500,000

Vacant Lot
Sale Price: \$750,000

612 New
Hampshire

618 New
Hampshire

Vacant Lot



Area Overview



Located between Kansas City and Topeka, Lawrence, Kansas is the sixth-largest city in the state and home to the Douglas County Seat and the University of Kansas. The community has a population of nearly 96,000 and serves as the regional center to a population of 121,000+ spanning across Douglas County. With a strong community, an excellent workforce and a major university, Lawrence has seen a tremendous amount of growth recently.

Businesses located near The University of Kansas (KU) in Lawrence benefit from the large and reliable customer base that the university provides. With more than 28,000 college students that are always looking for places to eat, shop, and socialize, the university's hub of activity generates local traffic, giving businesses high visibility and exposure to potential clientele.



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