



**For Lease - Industrial Flex Space**

**919 E. 29th Street**

**Multiple Suites, Lawrence, Kansas**



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# 919 E. 29th Street

2,040-8,160 SF Available

Ideal for businesses seeking adaptable space for warehouse, distribution, light manufacturing, or creative office. The available spaces are currently configured as two 4,080 SF suites but can be demised into four 2,040 SF suites, or one 8,160 SF suite. Each 2,040 SF suite is fully equipped with one dock door, a finished office space, and restrooms.



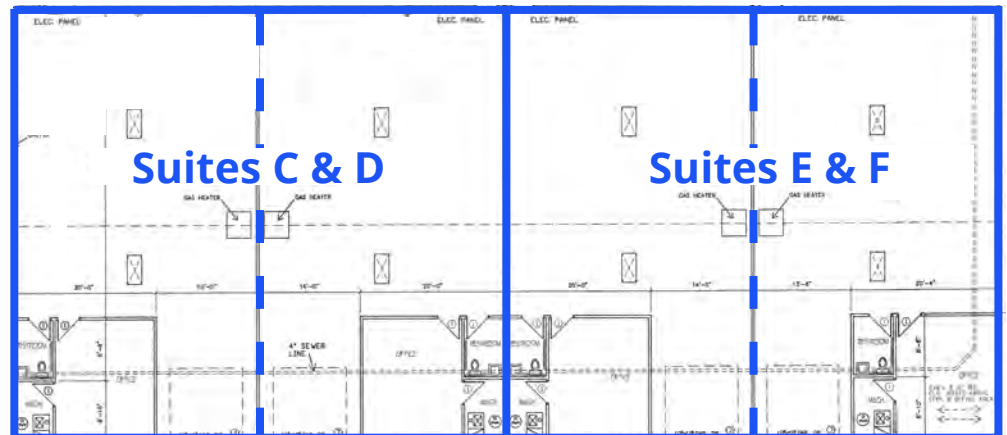
## Property Highlights

- **Suites C & D:** currently configured as 4,080 SF (can be demised to two suites with 2,040 SF each)
- **Suites E & F:** currently configured as 4,080 SF (can be demised to two suites with 2,040 SF each)
- Modified gross monthly rate: \$2,363 per 2,040 SF suite
- Zoning: IG
- Year built: 2002
- Located just west of the intersection at East 29th Street and Haskell Avenue
- Immediate access to the K-10 bypass



## Suites C, D, E, & F

- Heated warehouse with 14' ceiling clear height and dock door
- Efficient loading and unloading with one (1) dock-high door in each unit
- Finished office space(s) with restrooms



# Location & Surrounding Area



# Lawrence, Kansas 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 more than 96,000 and serves as the regional center to a population of nearly 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. Lawrence has been recognized as a highly desirable place to live and work. Livability.com named Lawrence one of the "Top 100 Best Places to Live" in 2024. Additional accolades for Lawrence include Forbes' "Best Places to Retire in 2024" and a top ranking on AdvisorSmith's latest "Most Educated Small City in America" list.

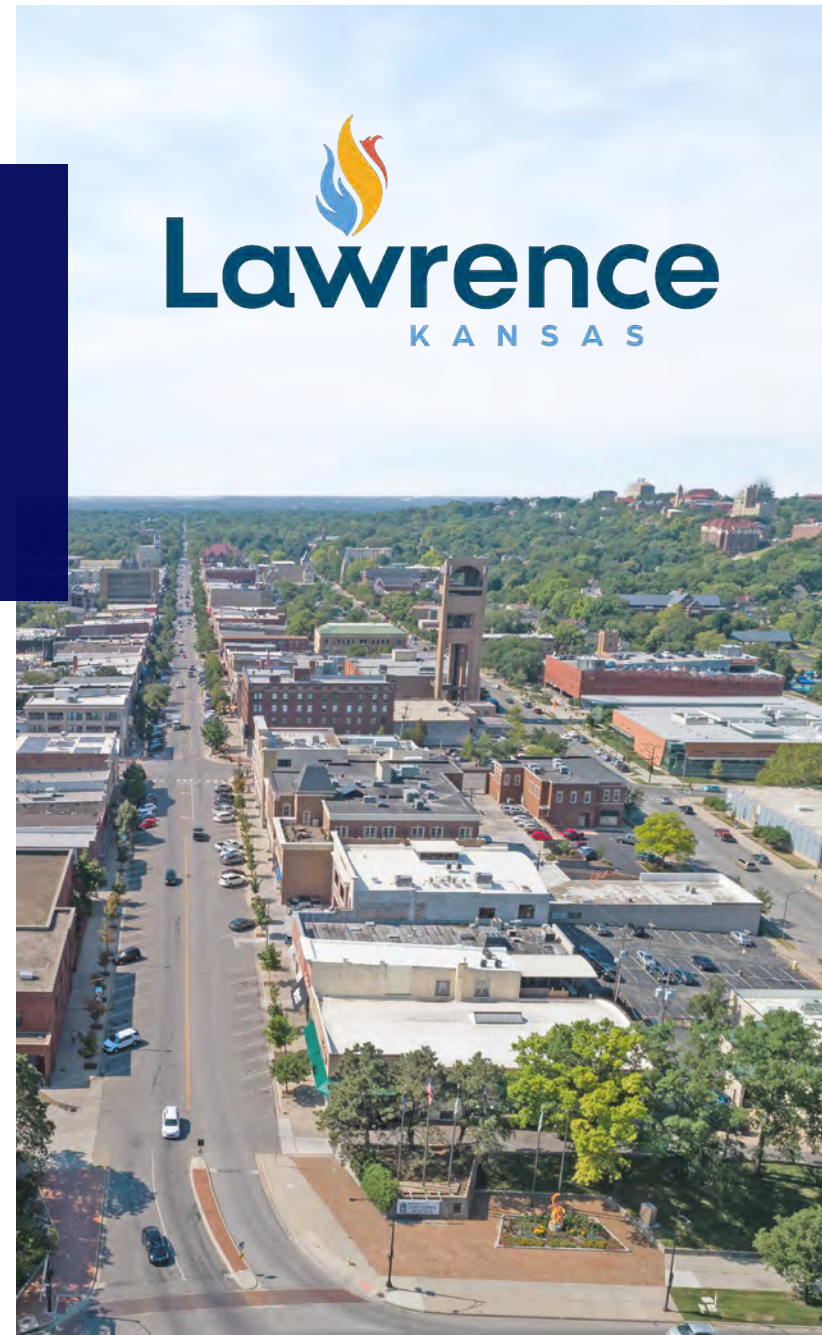
Lawrence, Kansas has seen an impressive amount of growth in recent years. In 2024, Lawrence had a population of 96,379, an increase of more than 8,000 from 2010. Since 2000, the City of Lawrence population has grown by 19.99%. The current median household income for the City of Lawrence is \$63,527. In 2024, the median home value was \$284,769 while the average home value was \$304,990. In 2024, renters occupied 52.4% of the households in Lawrence while 47.6% were owner-occupied. The largest factor in this statistical category is due to the student population at the University of Kansas (KU).

Panasonic continues progress on its \$4 billion electric vehicle battery plant in nearby De Soto, Kansas. The plant will bring 4,000± direct new jobs to the area along with 4,000± additional jobs created by suppliers to support the plant. Development of the new facility is estimated to create 16,500± construction jobs. The new

battery plant is expected to be operational in 2025. This influx of employment opportunities will have a positive ripple effect for Lawrence's growth in the coming years.

KU is currently renovating David Booth Kansas Memorial Stadium. Started in late 2023, the \$300 million redevelopment will add major upgrades for the KU football facility as well as a new Gateway District that will present new entertainment, dining, and retail components to the area.

Progress continues on The Crossing at KU, a mixed-use development located at the corner of 21st and Iowa Streets. Construction on The Crossing is anticipated to commence in 2025. Upon full buildout, development will offer a live, work, and play environment and further support KU Innovation Park, located immediately adjacent to the project.



## Colliers Lawrence

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