

For Lease > Retail Space



1100 Mississippi Street (across from Memorial Stadium)
1101 & 1121 Indiana Street (across from the Oread Inn)
Lawrence, KANSAS



Property Description

Street level retail space in a 409,018 sq. ft., 624 resident luxury apartment building. Across the street from the University of Kansas with 24,891 students + or -, with 5,047 employees. The property is situated within walking distance of the University and downtown Lawrence.

Demographics, projected 2020

1 mile radius	22,005 residents
3 mile radius	81,852 residents
5 mile radius	102,507 residents

Property Highlights

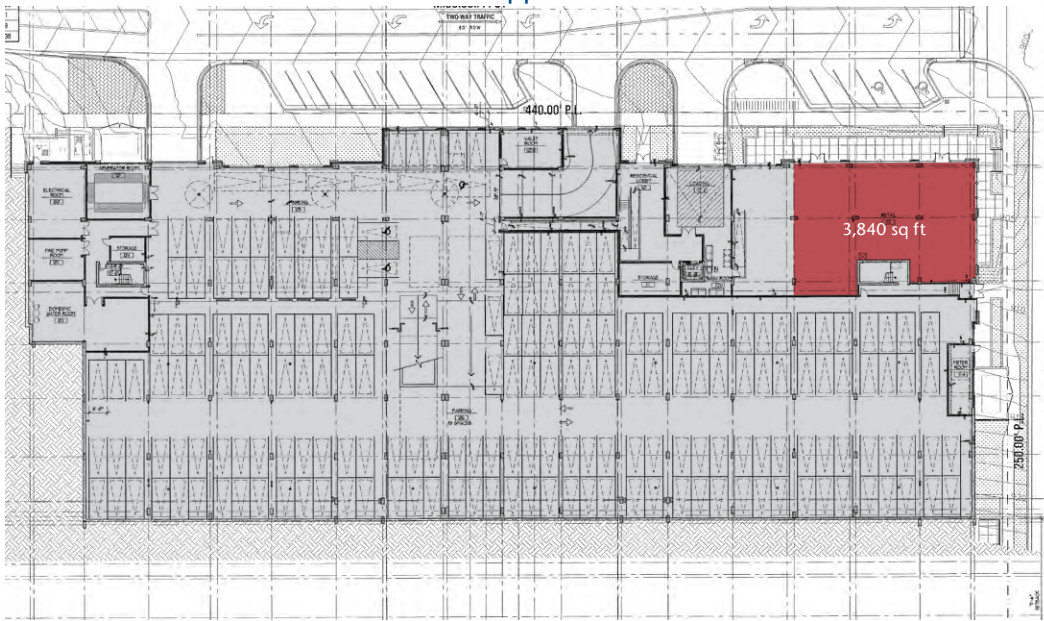
Suite Size:	Up to 3,840 Square Feet Retail Space
Building Size:	409,018 Sq. Ft.
Parking:	2 HOUR STREET
Tenant Finish:	\$20.00 per square foot Tenant finish allowance-for qualified tenants
Lease Term:	5 Years +, with options
Signage:	Designated sign area at Tenant's expense, subject to City approval
Utilities:	Gas, Electric, Water
Lease Rate:	\$26.00 per sq. ft. + NNN (\$3.07 sq. ft. estimated)

Tenants include: 624 Residents, Topper's Pizza, PT's Coffee Shop and Edible Creations

Offered Exclusively

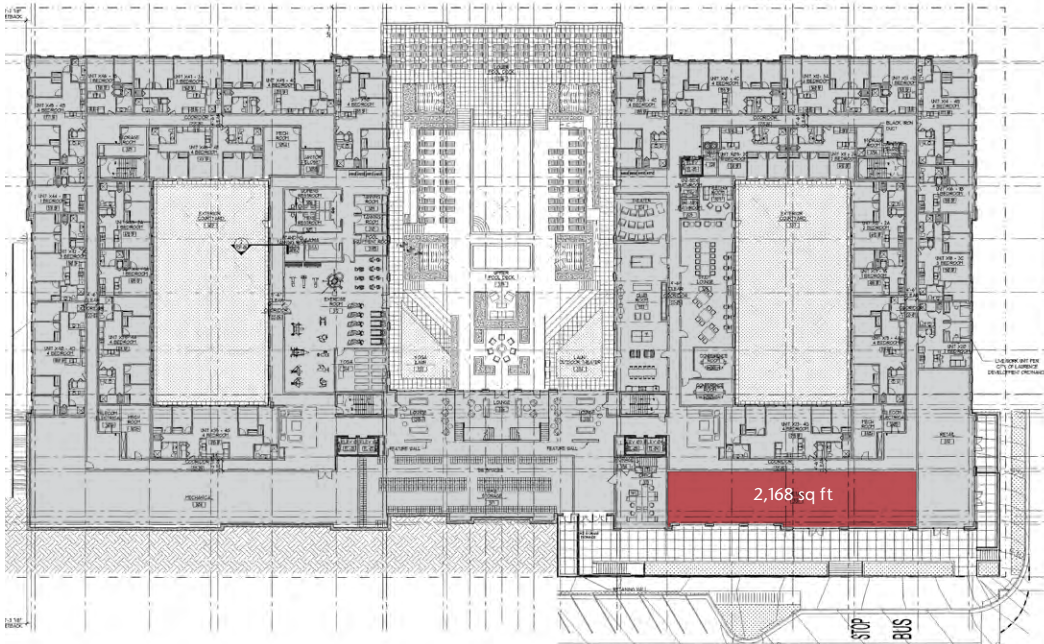
PAUL J. CROMER
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Mississippi Street



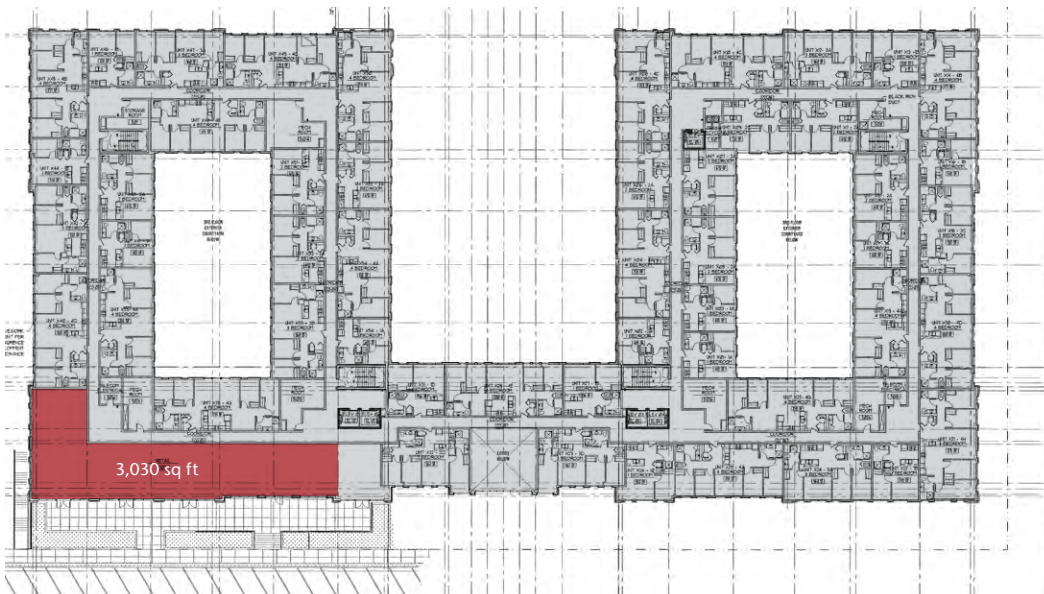
AVAILABLE SPACE:
1100 Mississippi Street
(directly across from KU Memorial Stadium)
1st Floor: 3,840 sq ft

11th Street

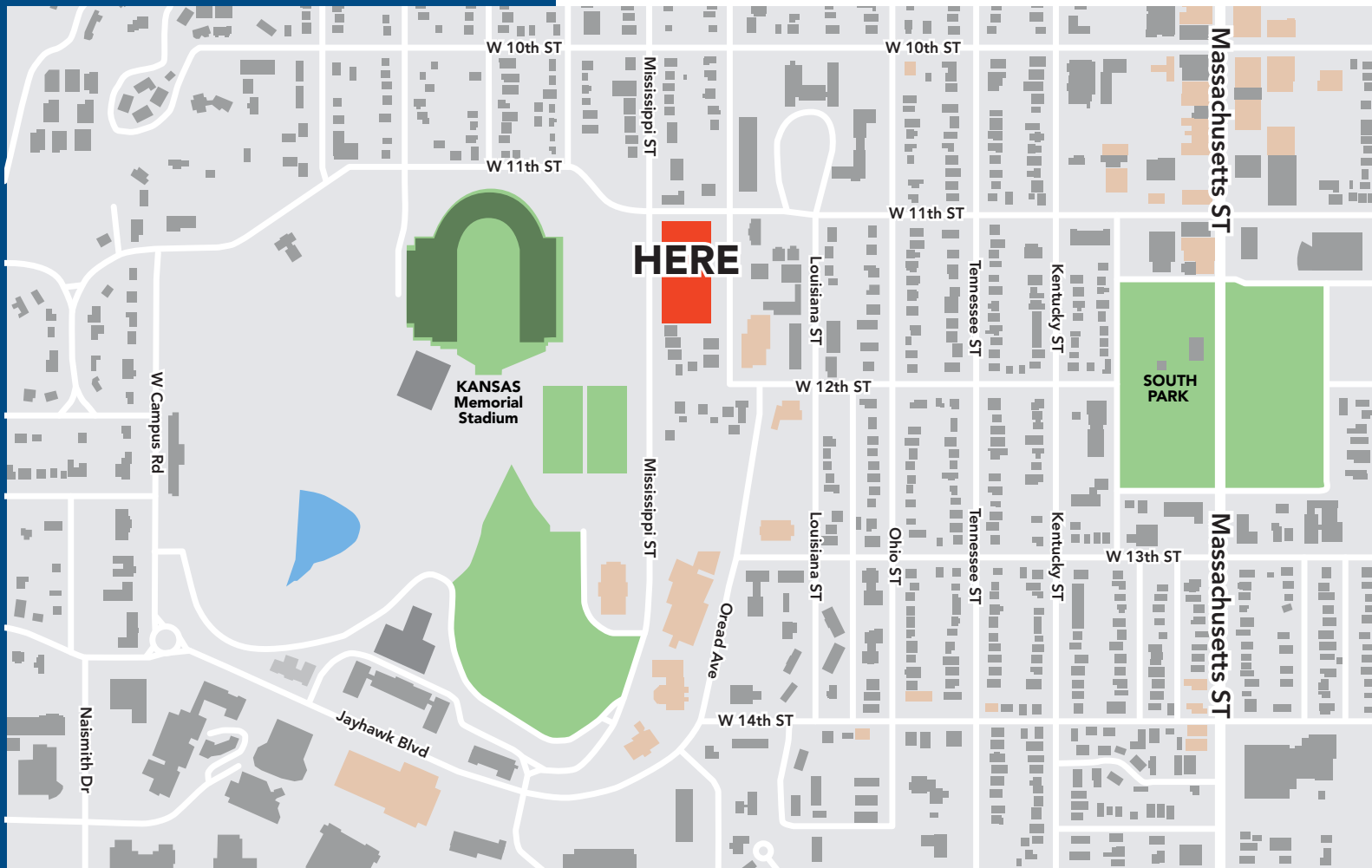


AVAILABLE SPACE:
1101 Indiana Street
3rd Floor: 2,168 sq ft

11th Street



AVAILABLE SPACE:
1121 Indiana Street
3rd Floor: 3,030 sq ft



OFFERED EXCLUSIVELY

Paul J. Cromer
785-749-3100

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All information furnished is from sources deemed reliable; but no warranty or representation is made as to the accuracy of the information. All references to square footage are approximate.