

## OFFICE FOR LEASE



3220 Mesa Way, Lawrence, KS 66049



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	400 - 2,078 SF
<b>LEASE RATE:</b>	\$17.50 SF/yr (Gross)
<b>LOT SIZE:</b>	0 Acres
<b>YEAR BUILT:</b>	1986
<b>BUILDING SIZE:</b>	4,156
<b>MARKET:</b>	Lawrence
<b>SUBMARKET:</b>	Pioneer Ridge Center

### PROPERTY OVERVIEW

2078 sq ft of office space with multiple private offices, easy one-level access and ample parking. This space can be split up into two separate leases or kept as one larger space.

### LOCATION OVERVIEW

Pioneer Ridge Center in the 6th and Kasold area.

### PROPERTY HIGHLIGHTS

- Suites C and D can be divided into 2 separate spaces. (additional cost may apply)
- Suite C is approximately 400 - 600 square feet
- Suite D is approximately 1400 - 1600 square feet
- Very clean interior with well manicured landscaping.

AVAILABLE SPACES	LEASE RATE	SIZE (SF)
<b>3220 MESA WAY SUITES C AND D</b>	\$17.50 SF/yr	400 - 2,078 SF



**KW COMMERCIAL**  
545 Columbia Dr  
Lawrence, KS 66049

**EVAN HOLT**  
Agent  
O: 785.640.8923  
evan.holt@kw.com

**CHAD HESS**  
Agent  
O: 785.766.7619  
chadhess@kw.com  
KS #SP00240369

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6359](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6359)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## OFFICE FOR LEASE

3220 Mesa Way, Lawrence, KS 66049



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 3920 sq ft  
TOTAL: 3920 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**KW COMMERCIAL**  
545 Columbia Dr  
Lawrence, KS 66049

**EVAN HOLT**  
Agent  
O: 785.640.8923  
evan.holt@kw.com

**CHAD HESS**  
Agent  
O: 785.766.7619  
chadhess@kw.com  
KS #SP00240369

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6359](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6359)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## OFFICE FOR LEASE



3220 Mesa Way, Lawrence, KS 66049



**KW COMMERCIAL**  
545 Columbia Dr  
Lawrence, KS 66049

**EVAN HOLT**  
Agent  
O: 785.640.8923  
evan.holt@kw.com

**CHAD HESS**  
Agent  
O: 785.766.7619  
chadhess@kw.com  
KS #SP00240369

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6359](http://kwcommercial.com/commercial/McCommercial.action?orgId=6359)

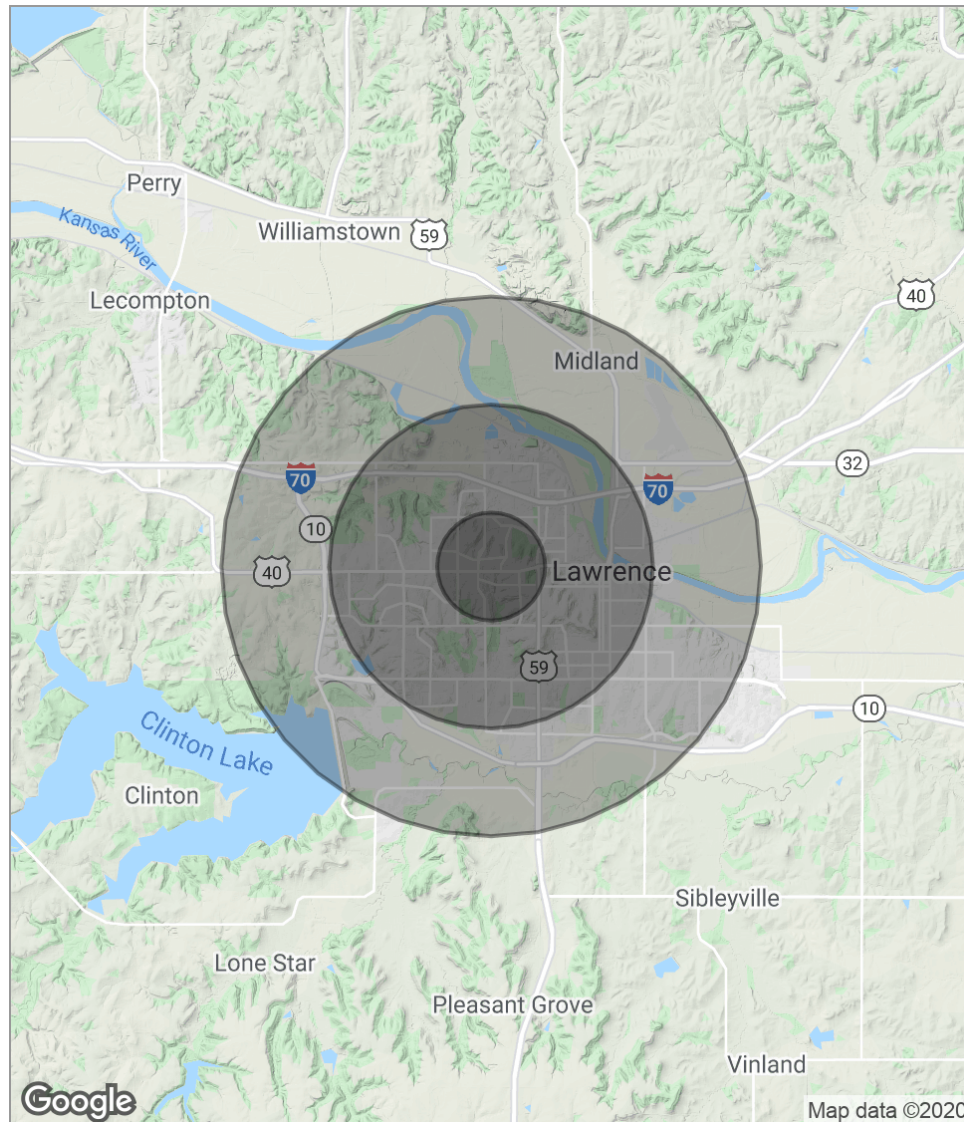
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## OFFICE FOR LEASE



3220 Mesa Way, Lawrence, KS 66049



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,339	68,203	102,641
Median Age	30.8	28.6	29.0
Median Age (Male)	29.0	26.9	27.6
Median Age (Female)	31.4	29.4	29.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,729	26,596	40,585
# Of Persons Per HH	2.2	2.6	2.5
Average HH Income	\$64,284	\$59,080	\$59,384
Average House Value	\$225,881	\$221,393	\$224,285

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
545 Columbia Dr  
Lawrence, KS 66049

**EVAN HOLT**  
Agent  
O: 785.640.8923  
evan.holt@kw.com

**CHAD HESS**  
Agent  
O: 785.766.7619  
chadhess@kw.com  
KS #SP00240369

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6359](http://kwcommercial.com/commercial/McCommercial.action?orgId=6359)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.