21,262 SF FOR LEASE

MEDICAL OFFICE CAMPUS SPACE AVAILABLE

3500 CLINTON PKWY, LAWRENCE, KANSAS

LANE4

LOWER LEVEL
6,969 SF

FIRST LEVEL
7,114 SF

SECOND LEVEL
7,179 SF

HIGHLIGHTS

- Building signage available with covered entrance
- 4.65:1000 SF parking ratio
- Full building available in Lawrence's strongest medical location
  - $14/SF, $5.64 NNN, net of janitorial
  - Available November 1, 2021
- On-site pharmacy
- Back-up generator
- Zoning: RSO (overnight stay)

4705 Central Street | Kansas City, MO 64112
816.960.1444 | lane4group.com

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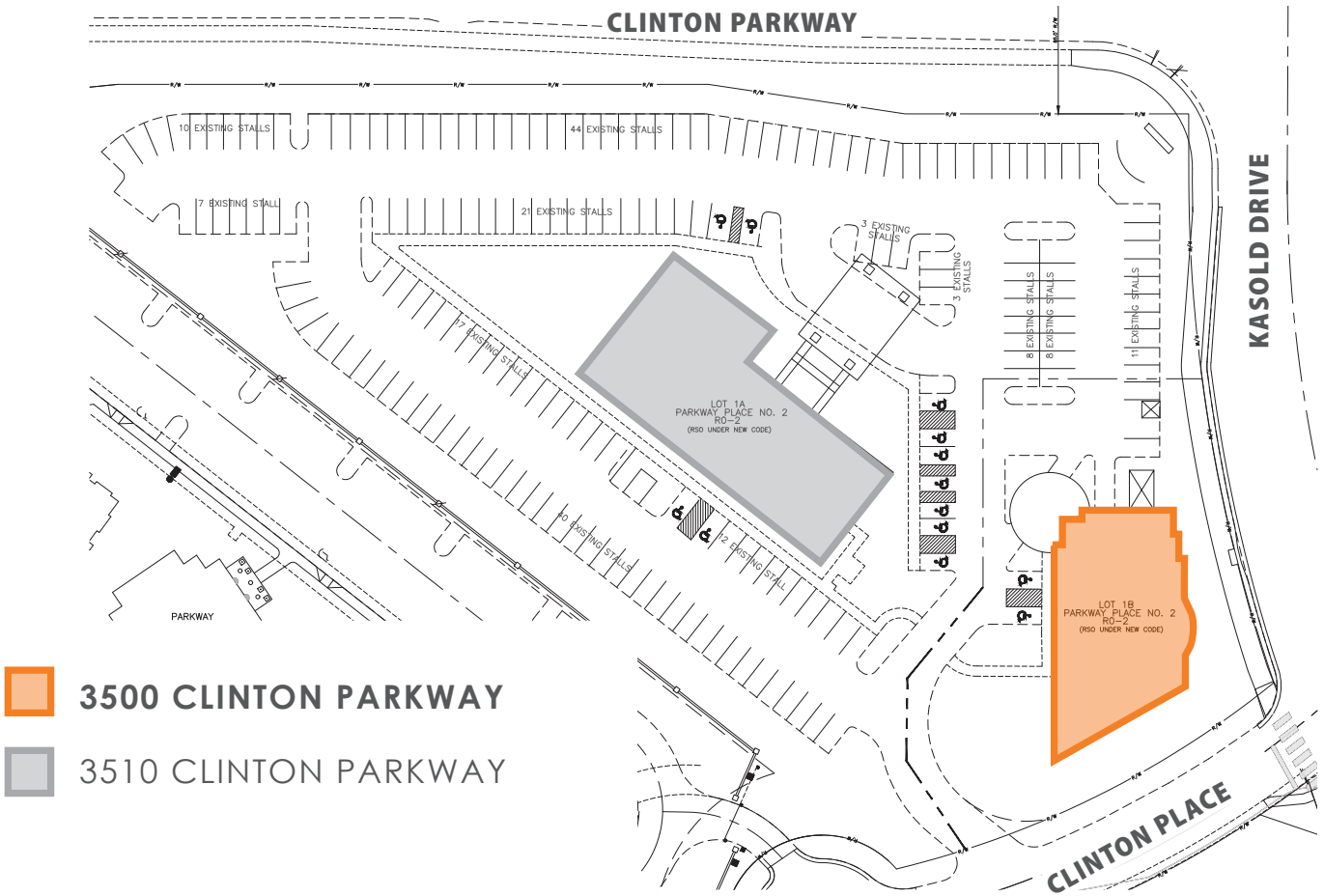
SITE PLAN



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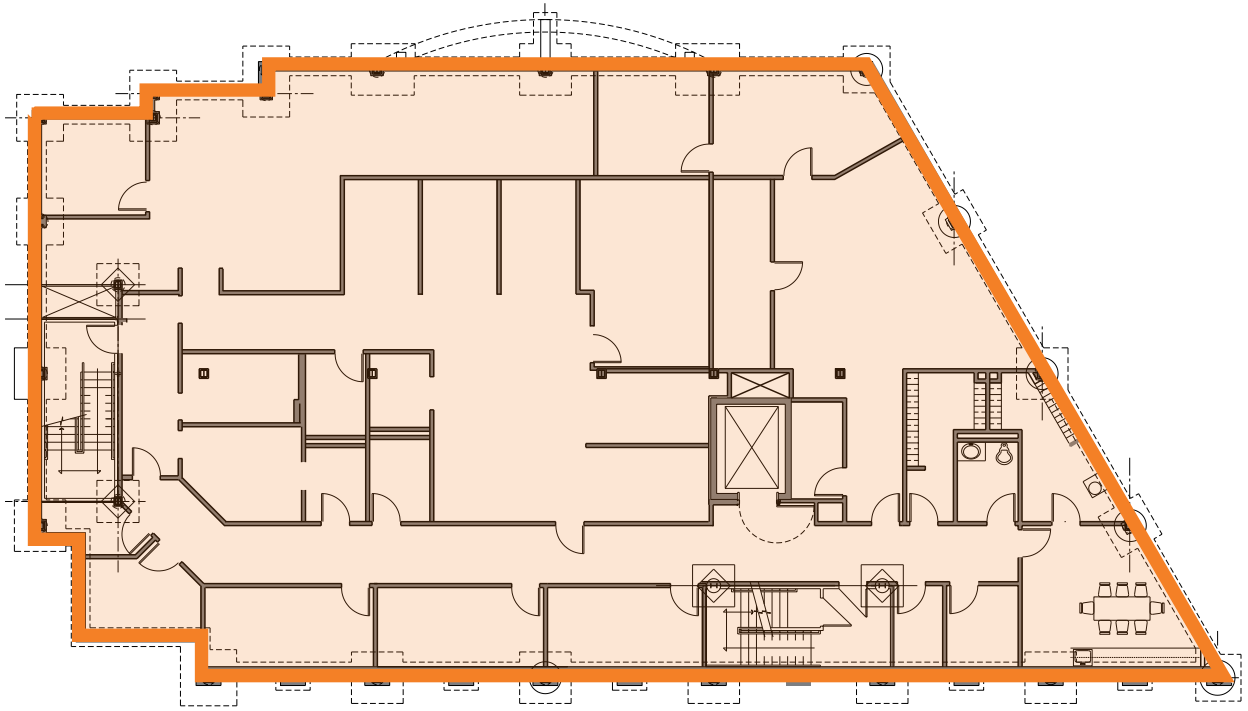
LOWER LEVEL | 6,969 SF

PREVIOUS USES:

- Pain Management
- Primary Care



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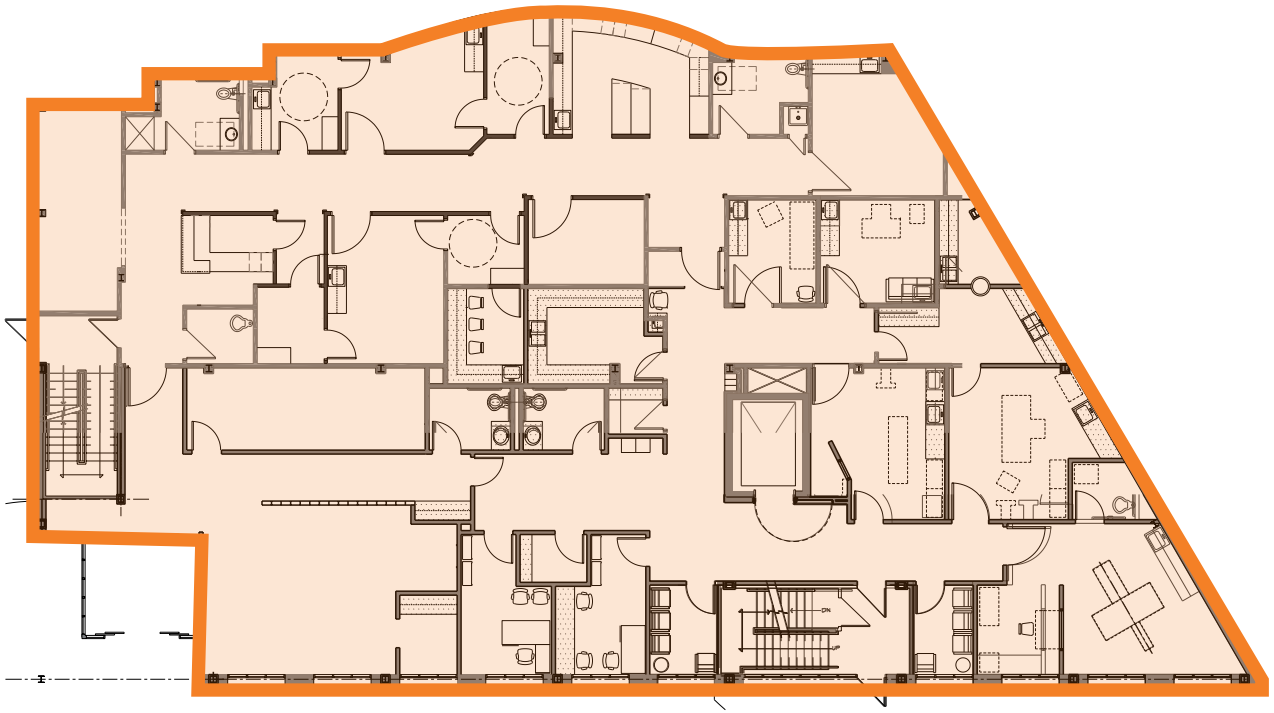
FIRST FLOOR | 7,114 SF

PREVIOUS USES:

- Therapy
- Radiology
- Mammography



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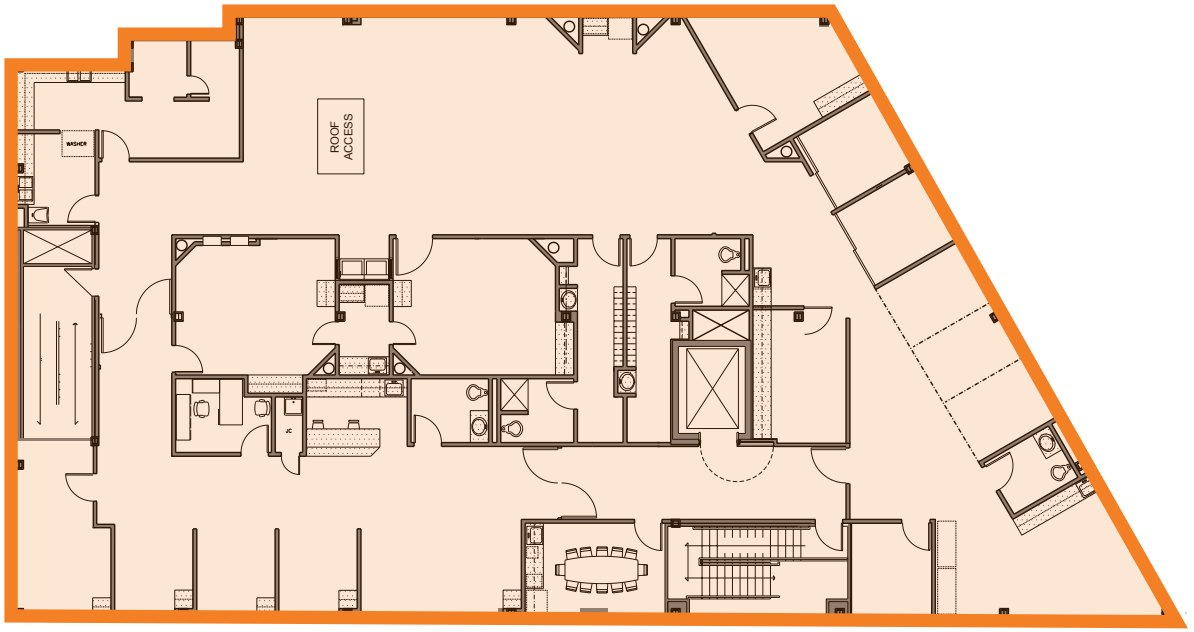
SECOND FLOOR | 7,179 SF

PREVIOUS USES:

- Physical Therapy
- Endoscopy
- Surgery Center/OR



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