

West Lawrence Premier Class A Office

4910 CORPORATE CENTRE DRIVE, LAWRENCE, KANSAS



FOR LEASE



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Class A Office Building

4910 CORPORATE CENTRE DRIVE

West Lawrence's only true Class A office building
High quality, professional image for employees and clients
Excellent parking for staff and visitors
Attractive common areas with elevator access
Abundant natural light throughout the building
Professionally-maintained property
Immediate access to South Lawrence Trafficway
Minutes to the University of Kansas, dining, and banking

LEASE RATE NNN, OPEX, & TAXES

\$13.95 PSF \$11.00 PSF

NNN Includes More Than Typical Operating Expenses

Unlike many office properties, the NNN charges fund a full-service tenancy package that includes:

- Professional management
- Property taxes
- Building insurance
- Common area maintenance
- Basic utilities
- Suite janitorial services

Target Users

- Professional services
- Medical and wellness users
- Financial and insurance groups
- Regional offices
- Growing local businesses seeking a premium West Lawrence presence

Year built: 2001

Zoning: IBP

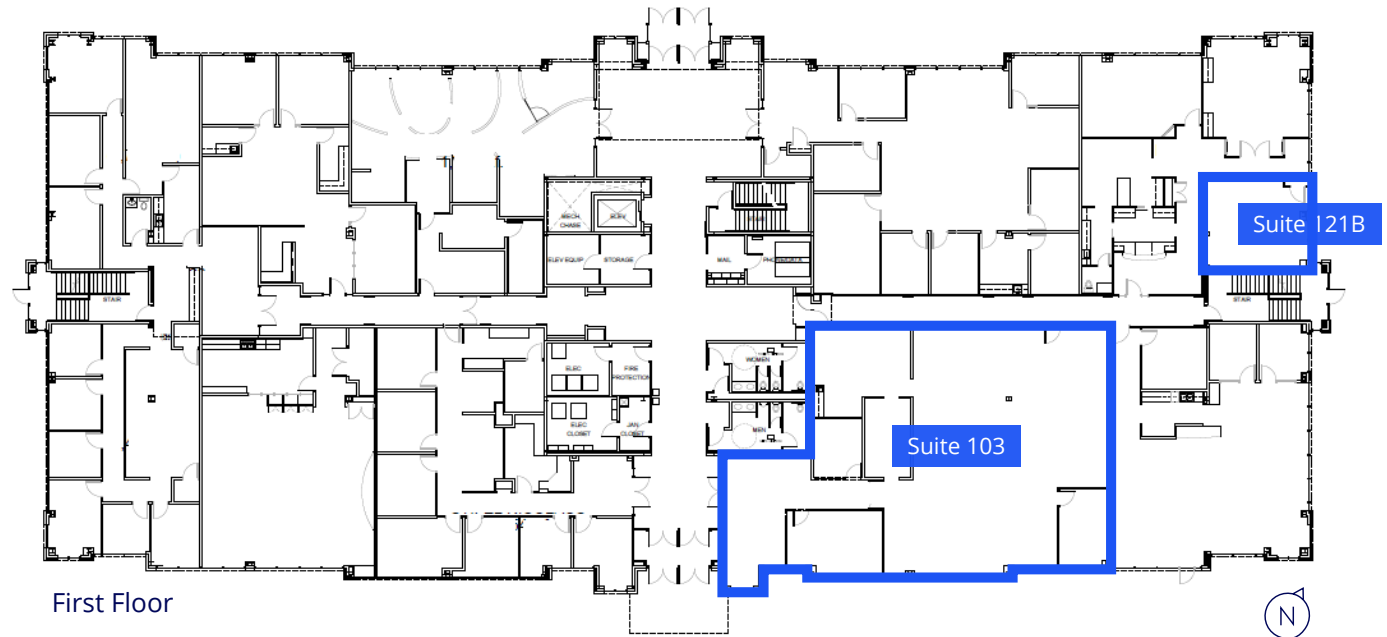
Available Suites

Suite 103	4,910 SF
Lease Rate	\$10,208.71 per month (includes all-in rent and expenses)
Description	Convenient first-floor access complemented by abundant natural light and a large open layout, supporting efficient design for a wide range of professional users.
Suite 121B	393 SF
Lease Rate	\$825 per month, full service
Description	Space will be finished for qualified tenant
Suite 250	6,227 SF
Lease Rate	\$12,946.97 per month (includes all-in rent and expenses)
Description	A spacious second-floor opportunity with elevated visibility, expansive window lines, and a versatile layout combining private offices and open space—designed to support growing teams.

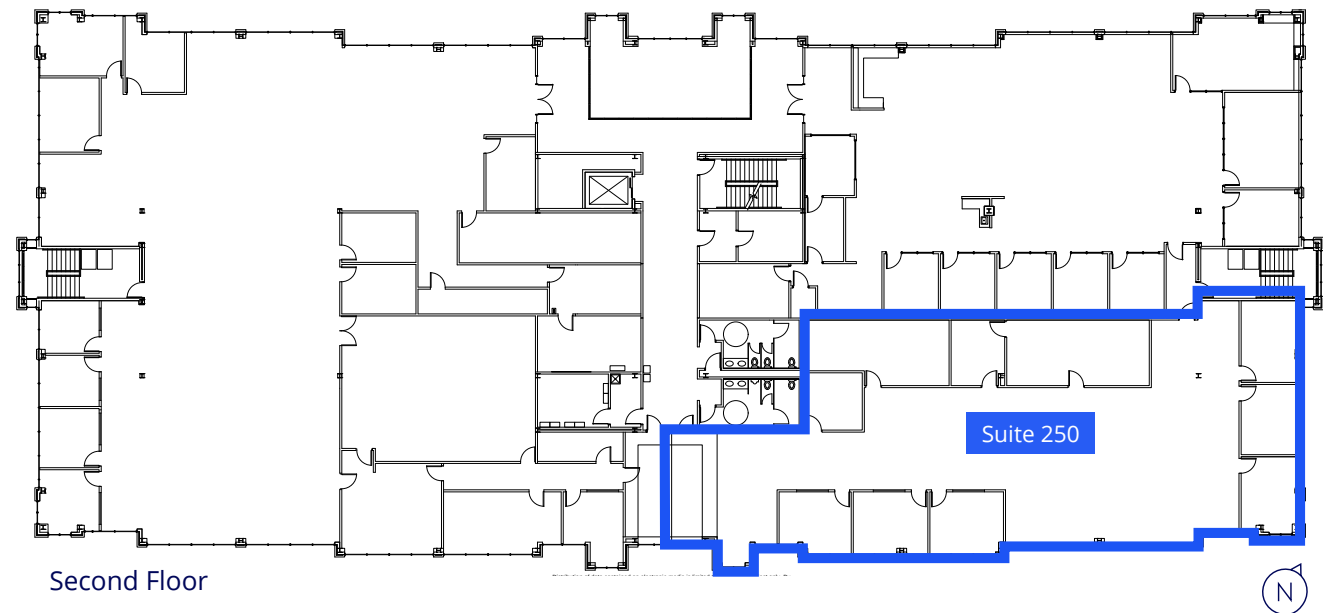


Floor Plans

Suite 103: 4,910 SF
Suite 121B: 393 SF



Suite 250: 6,227 SF





For more information, contact:



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