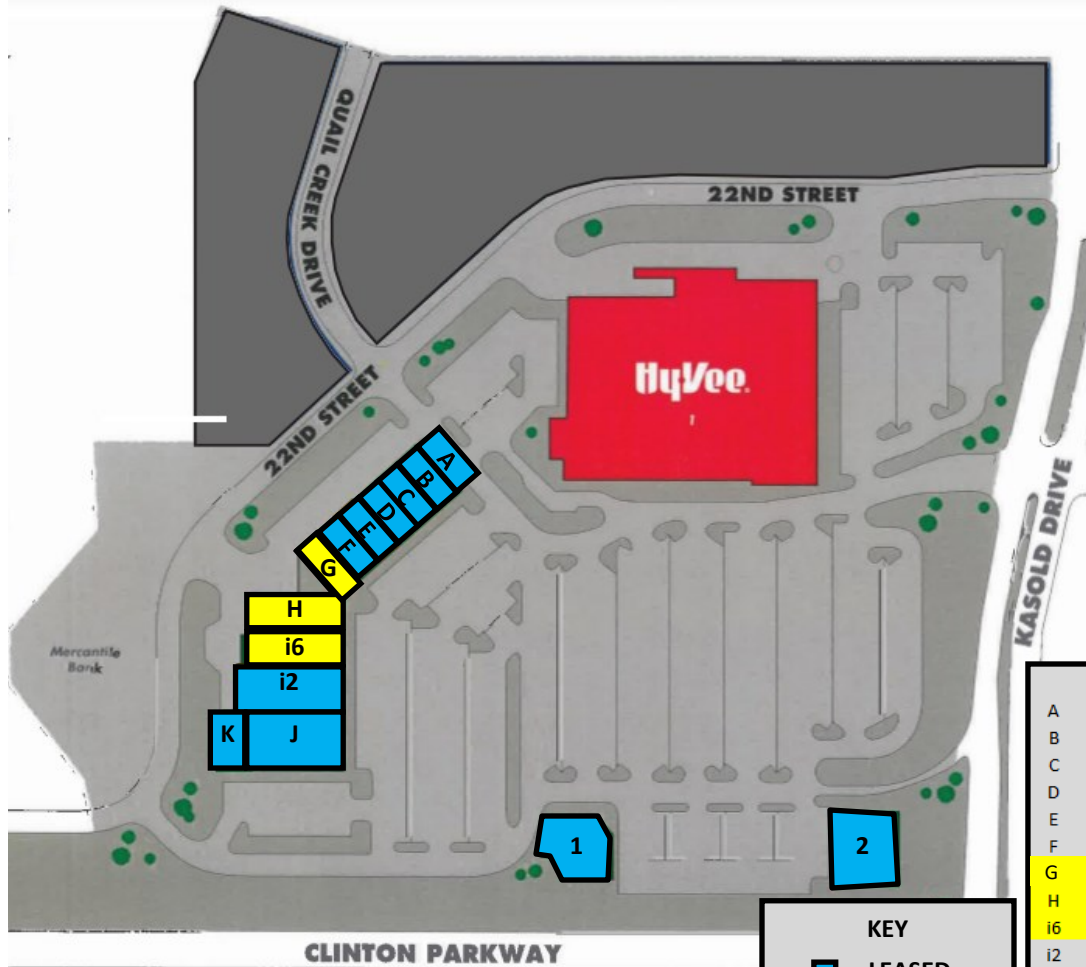


PARKWAY CENTER | FOR LEASE

3514 Clinton Parkway, Lawrence, KS 66047



Hy-Vee	80,000 SF
A UPS Store	1,400 SF
B Joker Liquour	2,450 SF
C Great Clips	1,050 SF
D Neon Leaf	1,050 SF
E Pickleman's Gourmet Café	2,459 SF
F Foot Zone	1,750 SF
G Vacant	2,300 SF
H Vacant	5,007 SF
i6 Vacant	6,960 SF
i2 2 Shy Kids	2,256 SF
J Beauty Brands	6,400 SF
K AAA Insurance	2,240 SF
1 23rd Street Brewery	5,350 SF
2 Great American Bank	4,650 SF

KEY	
■	LEASED
■	AVAILABLE
■	ANCHOR

- Space available from 2,300 sf to 14,519 sf
- Lease Rate: \$12.00 - \$18.00/RSF/YR
+Estimated CAM, Tax & Insurance at \$7.22/sf/yr
- Premier West Lawrence location, HyVee Anchored

Demographics	1 Mi	3Mi
Population	10,138	75,839
Households	4,410	30,380
Average Age	34.70	33.10
Median HH \$	\$58,866	\$49,903



Ken Schmanke | 785.554.8140 | ken.schmanke@k1realtyllc.com

VALUE ADDED COMMERCIAL REAL ESTATE SERVICES SINCE 1988

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PARKWAY CENTER | FOR LEASE

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University of Kansas
2+/- miles East

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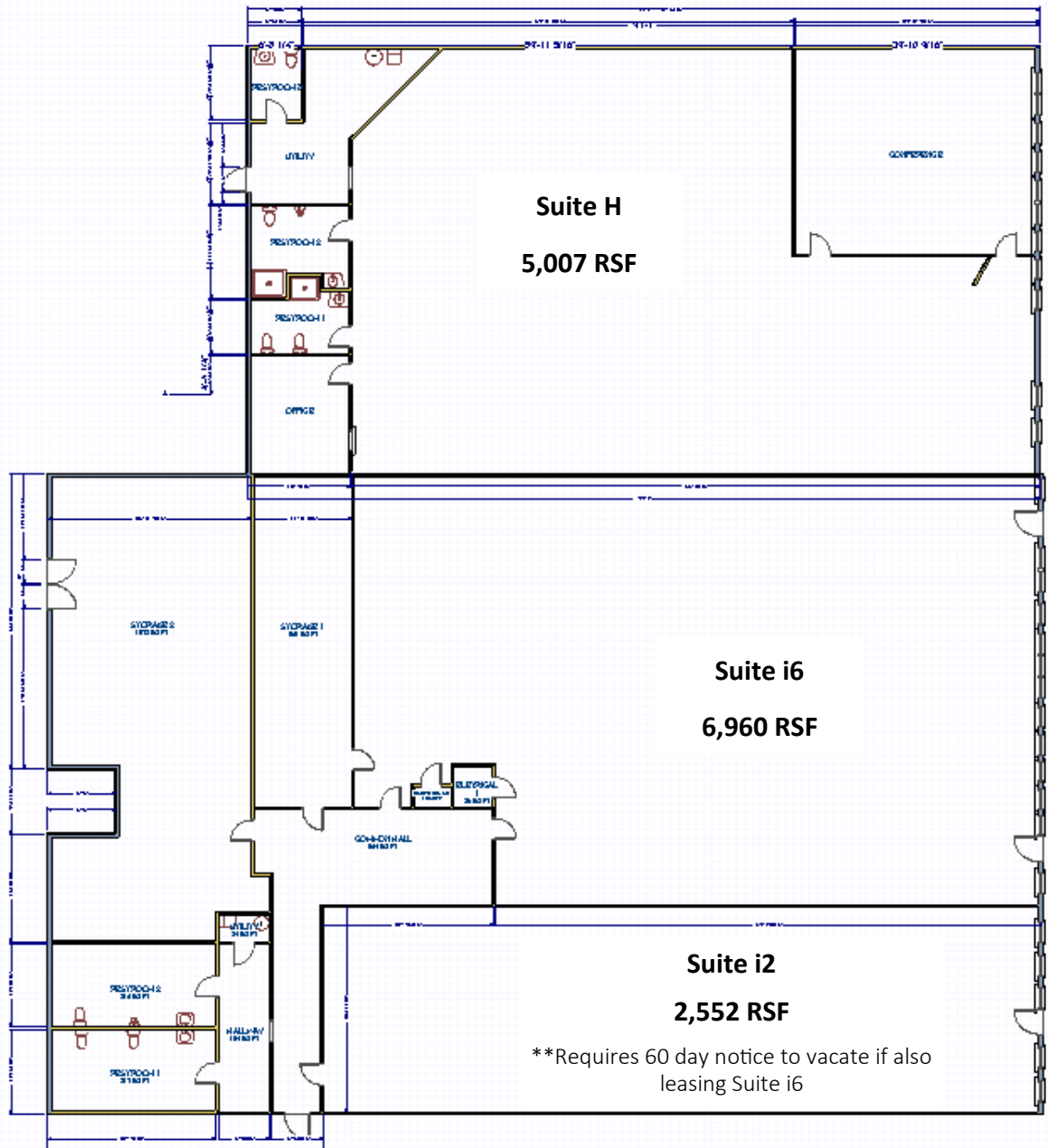
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K1
REALTY LLC

OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

3514 Clinton Parkway, Lawrence, KS 66047

Total Square Feet Available = 14,519



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OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

3514 Clinton Parkway, Lawrence, KS 66047

Options:

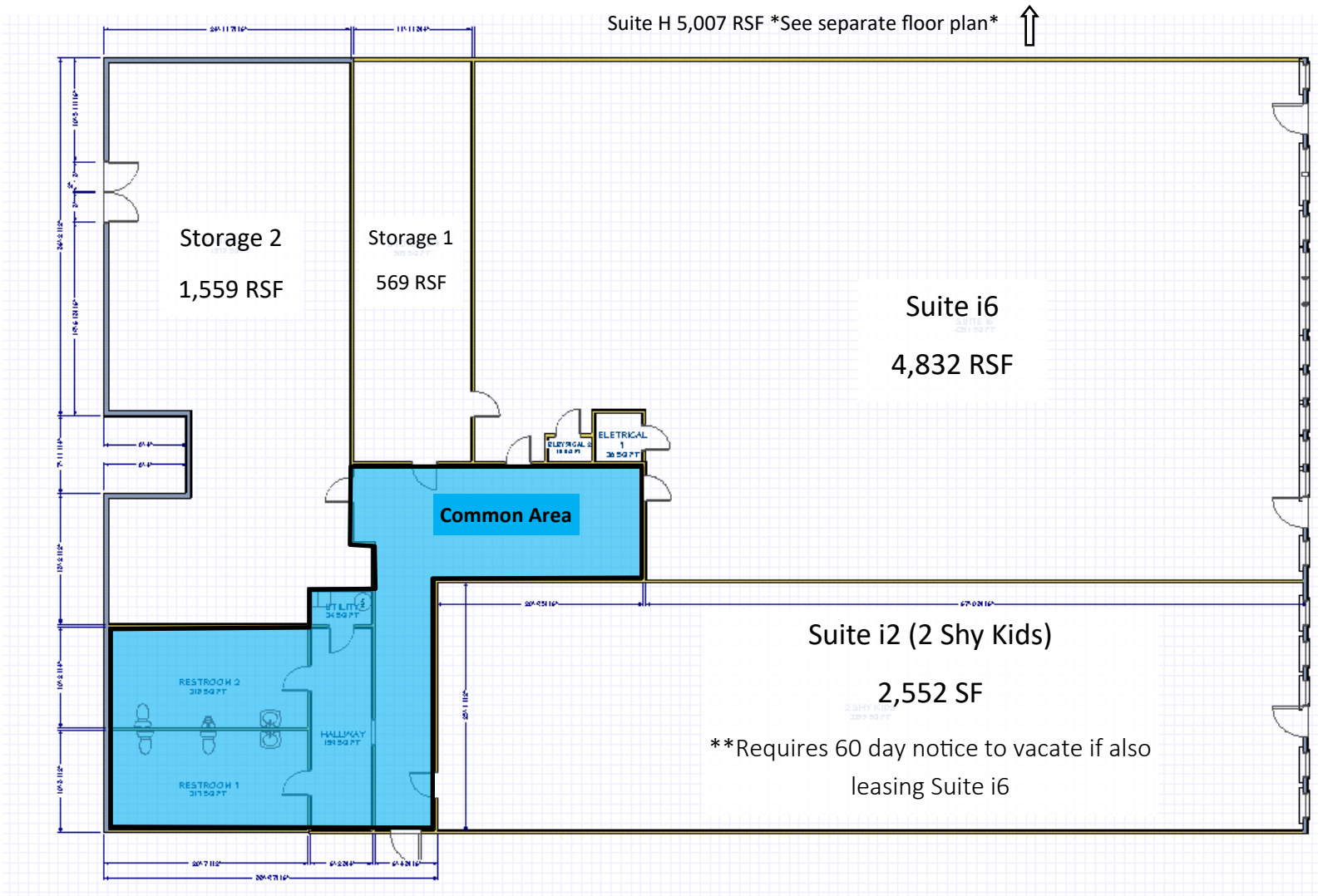
#1 Suite i6 = 4,832 RSF

#2 Suite i6 + Storage 1 = 5,401 RSF

#3 Suite i6 + Storage 1 & 2 = 6,960 RSF

#4 Suite i6 + Storage 1 & 2 + Suite i2 = 9,512 RSF

#5 All available space including Suite H = 14,519 RSF



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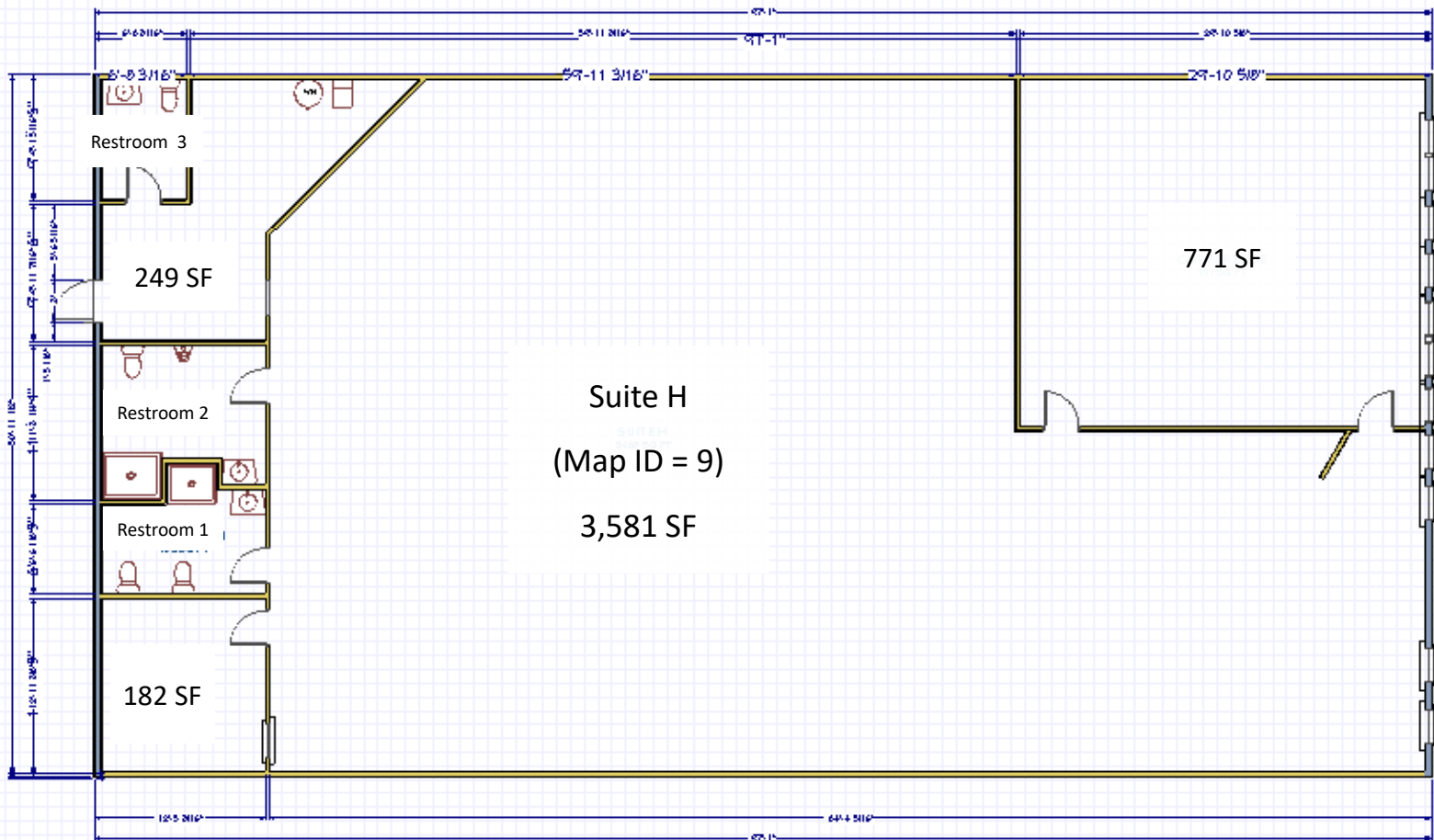
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OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

3514 Clinton Parkway, Lawrence, KS 66047

5,007 RSF



Suite i6 + i2 *See separate floor plans* ↓

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