

LISTING INFORMATION ATM
911 Massachusetts Street
Lawrence, Kansas 66044

Location: Heart of Downtown, Lawrence, Kansas 66049

Size of Space: 36.83 Square Feet (8'6" depth X 4'4" width)

Lease Rate: \$300.00 per month, gross includes taxes, hazard insurance, utilities.

CAM: Tenant is responsible for routine cleaning/maintaining the exterior of machine, windows and sidewalk directly in front of leased space.

Signage: Maximum allowed by City on front of building

Term: Minimum of 5 years with options available

Utilities: Separately metered, electric, heat and A/C paid by Landlord. Telephone jack in space, phone service paid by tenant.

Restroom: N/A

Zoning: C-3 Central Commercial District

Tenant Finish: "As Is" current condition exceeds standard vanilla box.

As Is: Includes electrical outlet, phone jack, hvac, tiled floor, 2X4 ceiling tiles and troffer lights, ADA accessible.

Retail level, National Tenants include **FedEx/Kinko's**, **Chipotle Restaurant** (owned by McDonald's), and **Saffee's**.

Exclusivity: Landlord grants Tenant "exclusive use clause" in Lease Contract within the Landlord's building.

Compliance: Tenant must satisfy all governmental financial banking laws and requirements.

CONTACT: Greg A. Cromer, Broker 785-856-0007

This is a high foot traffic/high volume ATM location. Ideal for foreign ATM banking transactions. Many legal tender-based businesses nearby. (Restaurants, Bars, Consignment stores, Antique shops, bus stop).