

TNAR Building

911 Massachusetts Street
Lawrence, Kansas 66044



Suites are equipped with fiber optic SBC lines, security camera capability from suite, common area restrooms, elevator, two stairwells, ADA accessibility, downtown location, low utilities, incredible lease rate. Entire building was gutted and remodeled from the concrete shell in 1994.

Security System (both closed circuit TV. and manual) serves common areas of building. Security access code required to enter.

Fire Protection Sprinklered, Professionally monitored and alarmed.

Internet: SBC Fiber Optic cabled and Sunflower Broadband

Lower Level Tenants

- Lawrence Life Fellowship Church
- On Line Financial Services

Main Level Tenants

- Chipotle Mexican Grill
- FedEx/Kinko's
- Saffee's

Second Level

10 Apartments

-SUITE INFORMATION-

Suite B2B

- Size of Space:** 1,284.5 square feet
- Lease Rate:** \$750.52 per month, includes Taxes, Hazard Insurance, Common Area Maintenance.
- Utilities:** Prorated with Suite B2-A and split 50/50 (same size space)
- Bathrooms:** Common Area ADA bathrooms for lower level Tenants.
- Elevator:** ADA accessible
- Stairs:** Front stairs and back stairs serve common area.
- The Suite:** The suite is in a finished condition. Landlord will paint walls prior to tenant moving in.

Suite B1

- Size of Space:** 1,545 square feet +/-
- Lease Rate:** \$677.61 per month, includes Taxes, Hazard Insurance, Common Area Maintenance.
- Utilities:** Prorated from leased space on basement meter
- Bathrooms:** Common Area ADA bathrooms for lower level Tenants.
- Elevator:** ADA accessible
- Stairs:** Private stairwell to rear alley, and front stairs and back stairs serves common area.
- The Suite:** Approximately 45% of the suite is unfinished (concrete floor, utility area, and stairwell). The remaining 55% is equipped with break room (and sink), large closet, tiled floor and W/D hook-up. The entire suite has electrical outlets, ceiling tile and troffer lights. The pictures below display the entrance door and a finished portion within the suite.



Offices



Front Entry