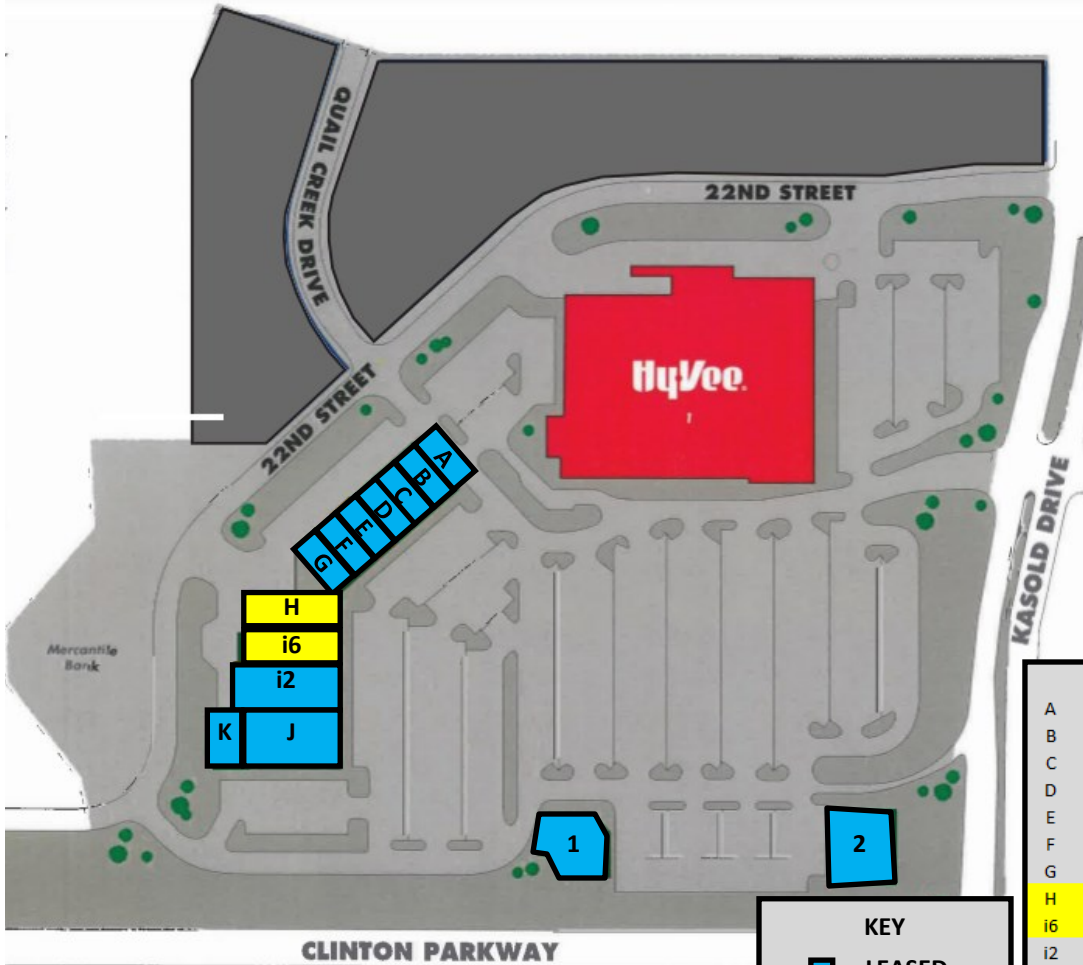


# PARKWAY CENTER | FOR LEASE

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 Scotch Cleaners          | 1,750 SF  |
| G Enhanced Dental          | 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                                   |           |
|---------------------------------------|-----------|
| <span style="color: blue;">■</span>   | LEASED    |
| <span style="color: yellow;">■</span> | AVAILABLE |
| <span style="color: red;">■</span>    | ANCHOR    |

- Space available from 4,832 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](mailto:ken.schmanke@k1realtyllc.com)

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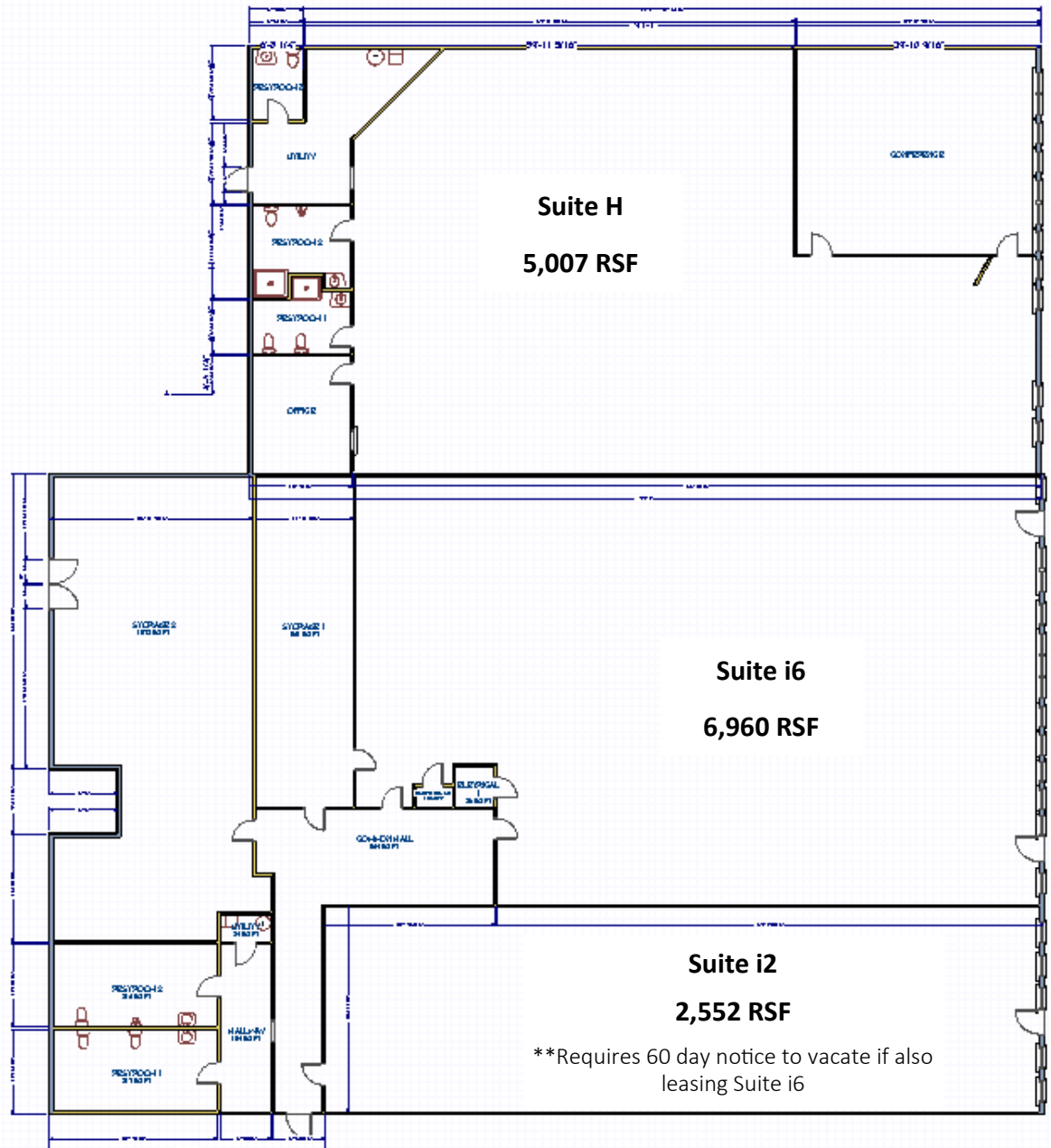
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# OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

3514 Clinton Parkway, Lawrence, KS 66047

Total Square Feet Available = 14,519



\*\*Requires 60 day notice to vacate if also leasing Suite i6

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# OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

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Options:

#1 Suite i6 = 4,832 RSF

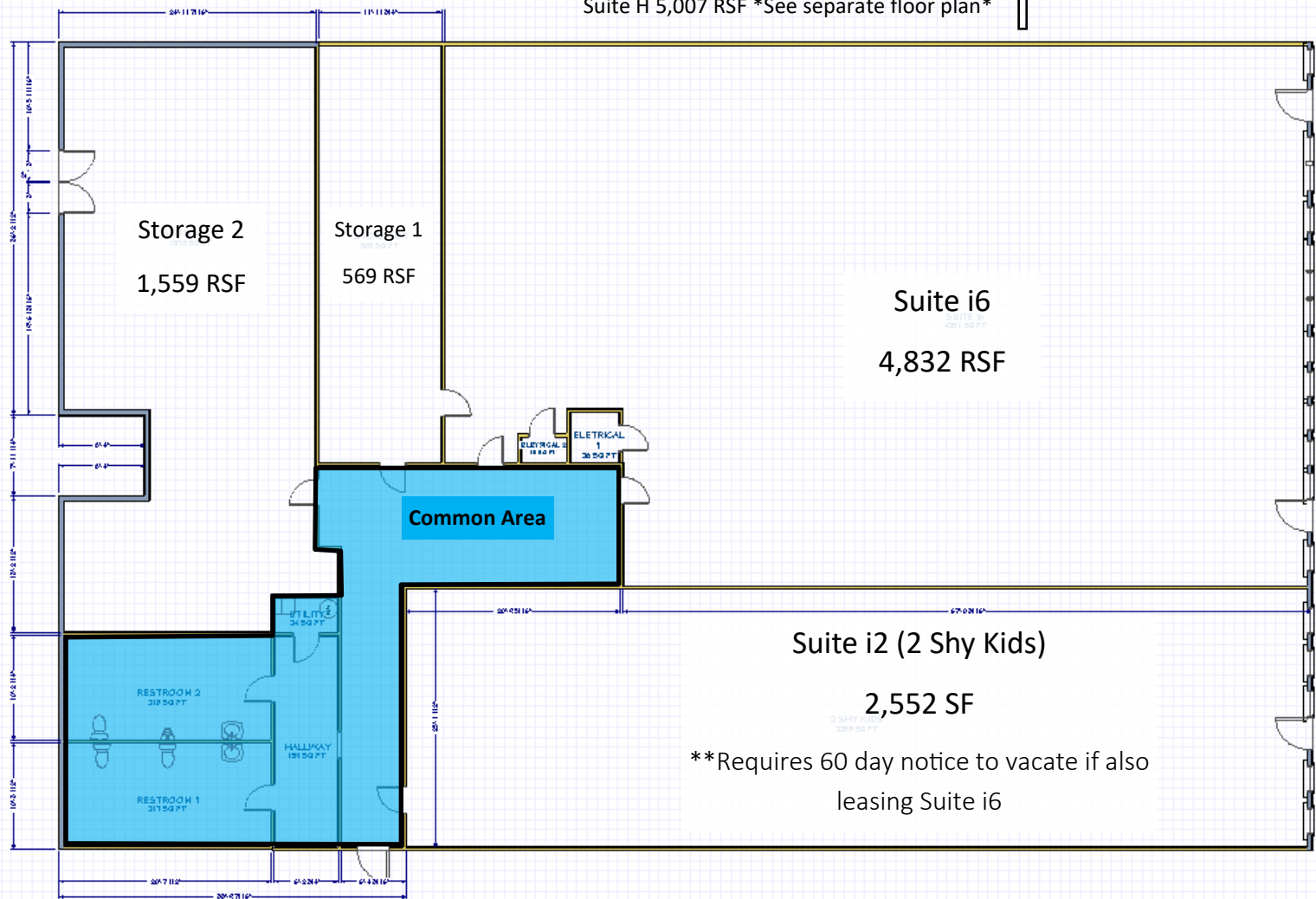
#2 Suite i6 + Storage 1 = 5,401 RSF

#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

Suite H 5,007 RSF \*See separate floor plan\*



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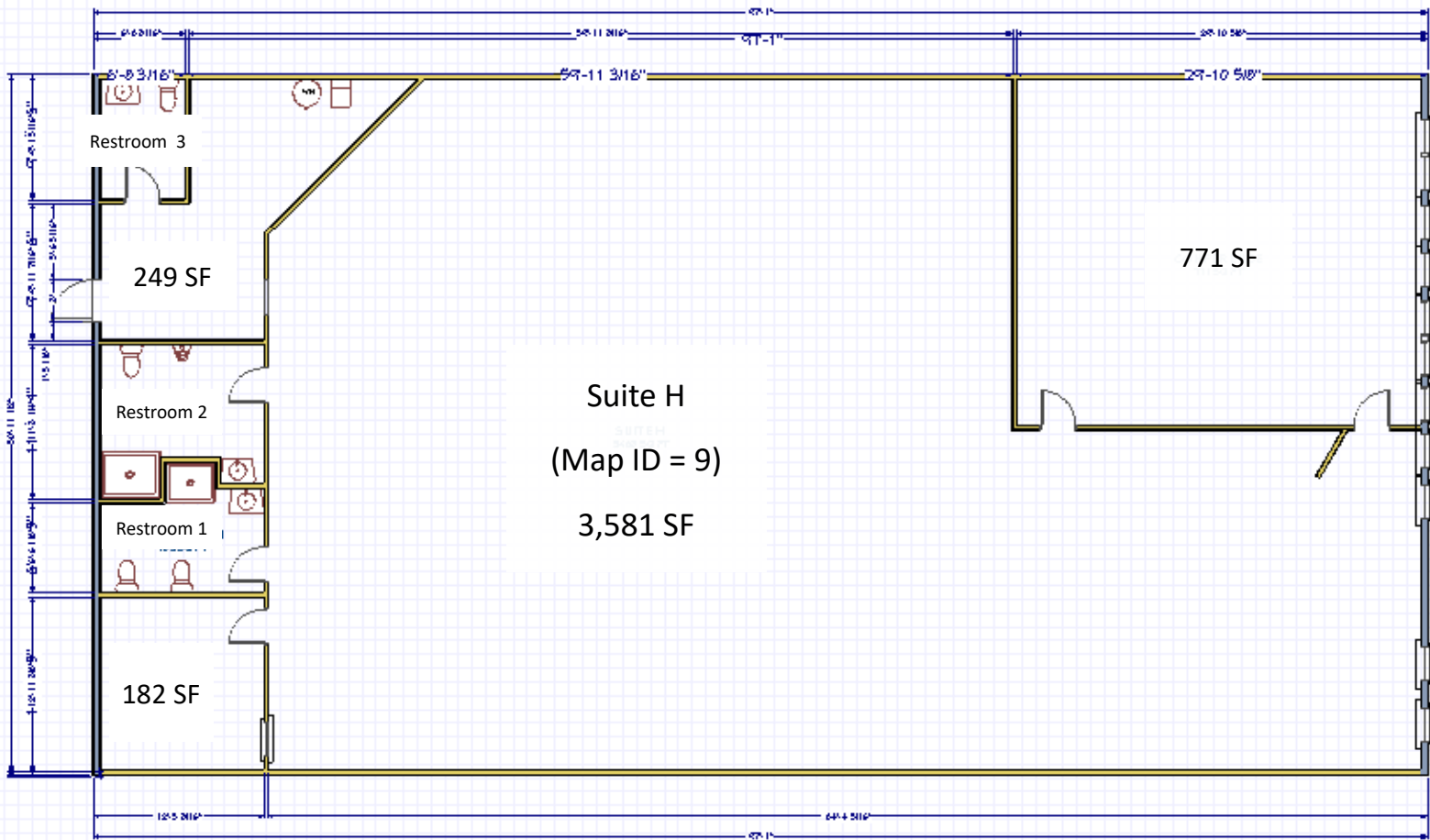
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# OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

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5,007 RSF



Suite i6 + i2 \*See separate floor plans\* ↓

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