

Colliers

# 12 W. 8th Street Lawrence, Kansas

Office Space For Lease  
2,882 SF

## Premier Downtown Opportunity Available Immediately

High-visibility downtown location just steps off Massachusetts Street. The property is adjacent to Noodles and Company and surrounded by established retail, dining, and service users. Just a short walk to the city parking garage, with immediate access to the 2-hour free city lot to the west and metered street parking directly out front. Strong pedestrian and vehicular traffic from both residents and visitors.

### Rental Rate:

**\$15**/SF, NNN



### Contact us:

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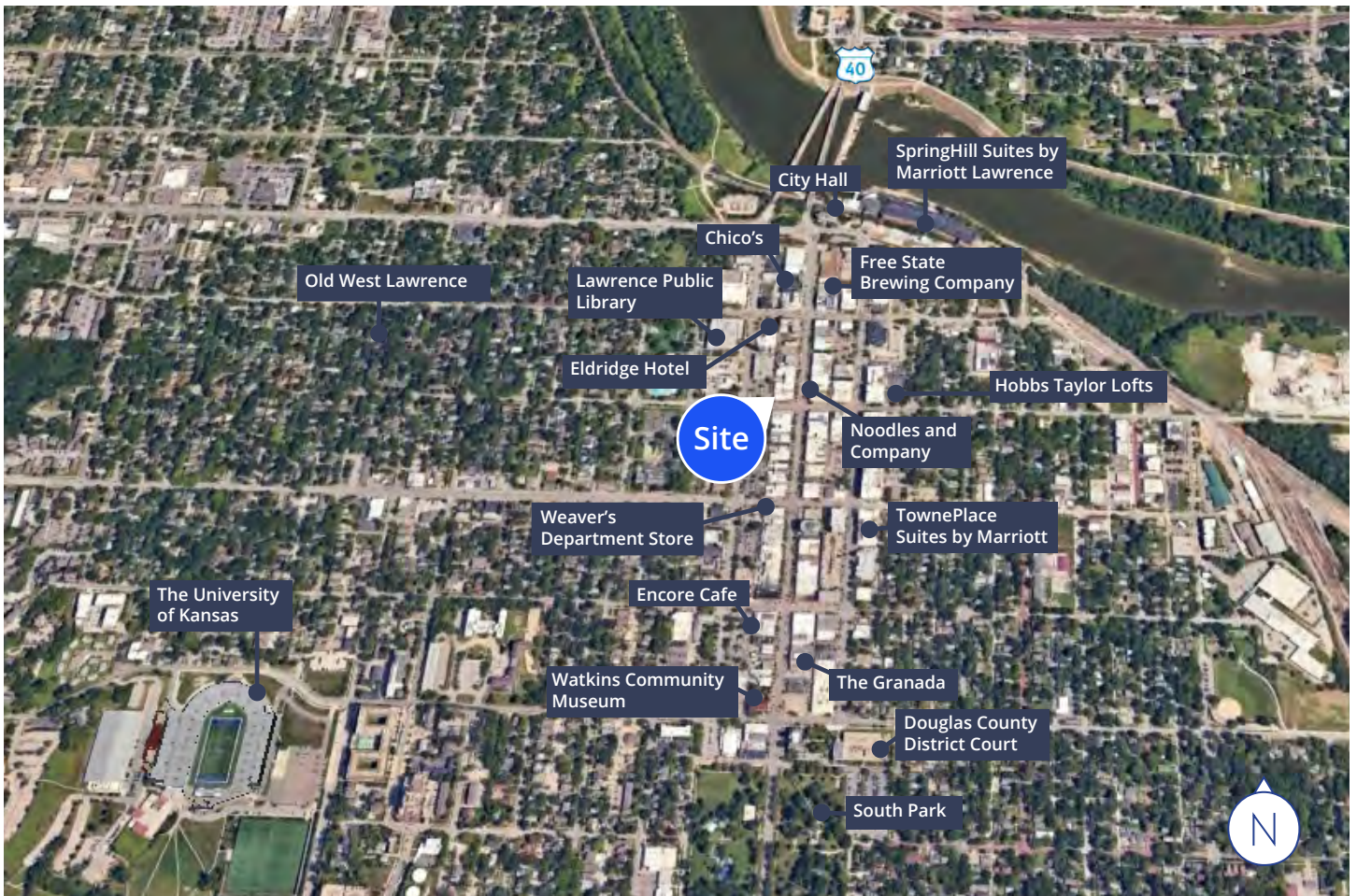
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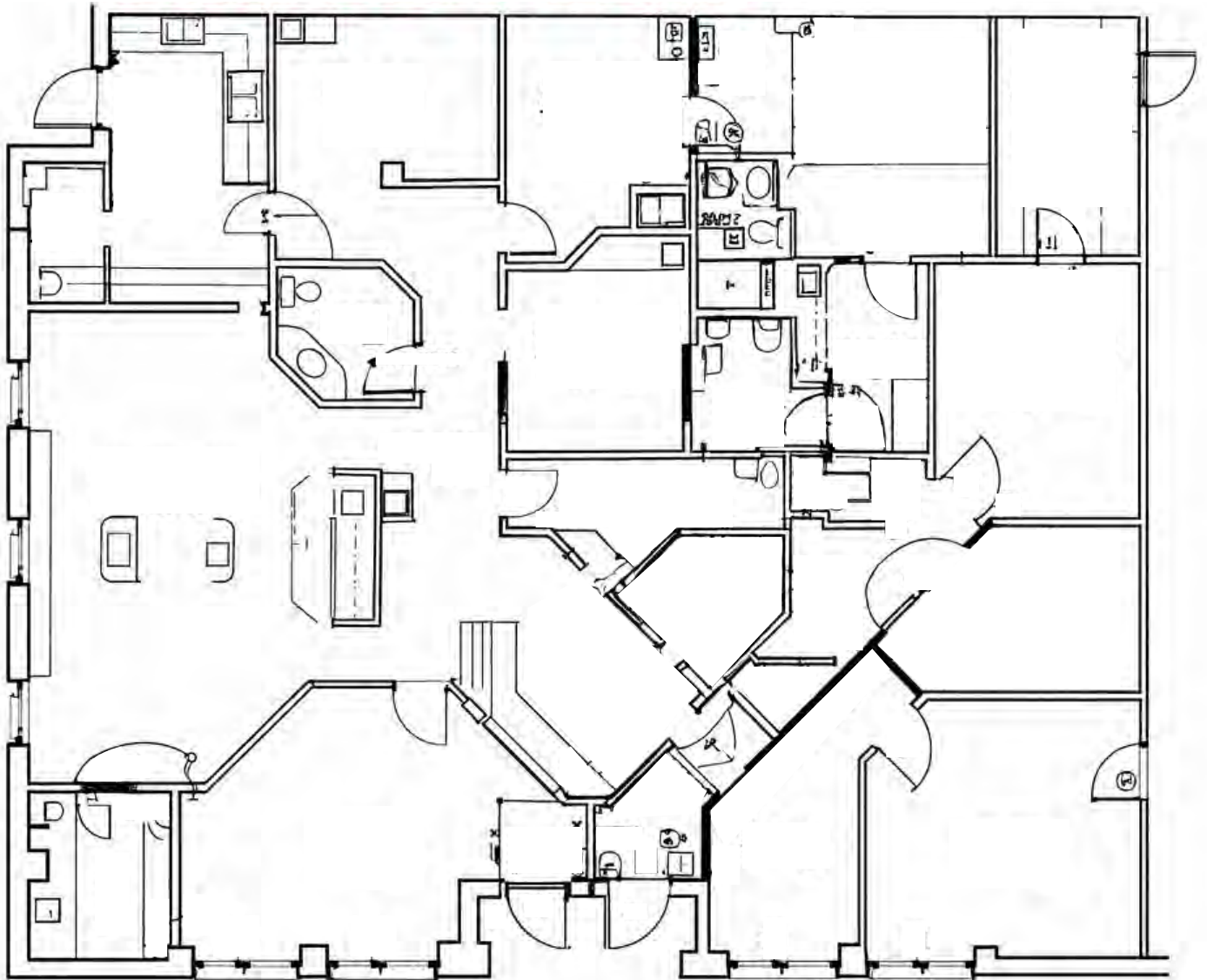
# For Lease

## Property Features

- 2,882 SF total (built in 1984)
- Can be demised into two suites of approximately 1,400 SF each
- Zoned CD-UC (Downtown Urban Commercial)
- Broad range of retail, office, medical, and service uses permitted
- Former long-term orthodontic clinic — well maintained and thoughtfully configured
- Flexible space with abundant natural light from south and west-facing windows
- Reception, offices/exam rooms, plumbing infrastructure already in place
- Ideal users:
  - Medical or dental
  - Wellness, aesthetics, or specialty clinic
  - Professional office
  - Boutique retail or service concept



# Floor Plan



# Photos



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