



**FOR LEASE**

**1221 E 25<sup>TH</sup> STREET  
LAWRENCE, KS**

---

3200 Haskell, Suite 130  
Lawrence, KS 66046  
785-917-5700 | [heck.realestate](http://heck.realestate)

**HECK**  
LAND | HOME | COMMERCIAL

# 1221 E 25th Street | Lawrence, Kansas

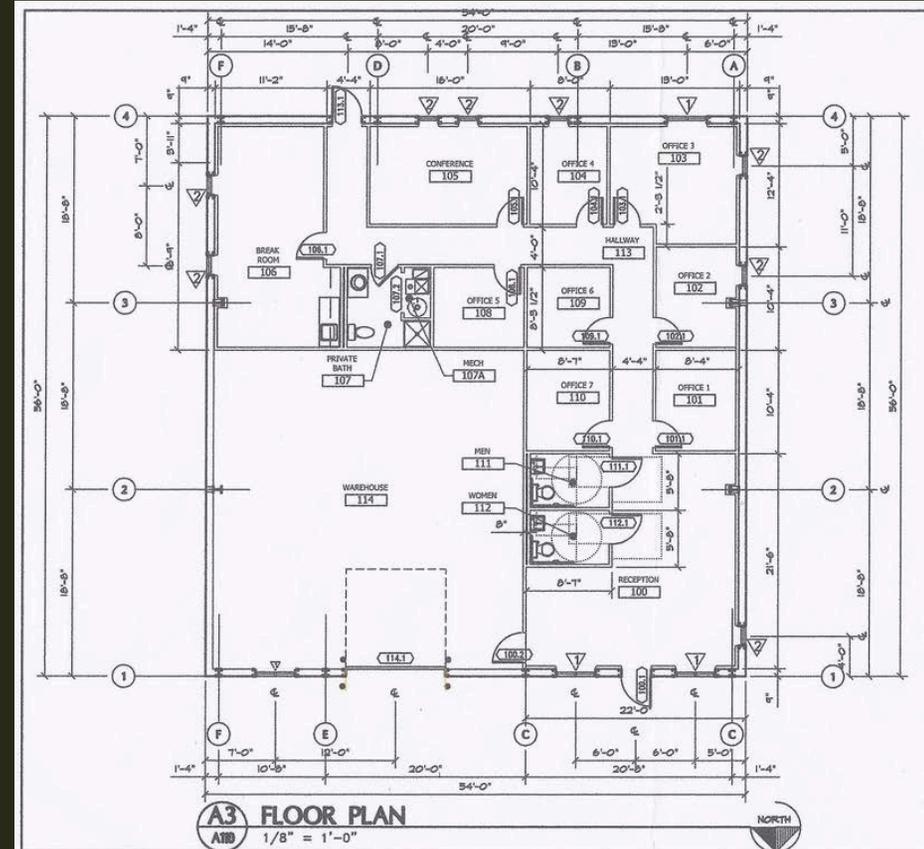
## OFFICE / WAREHOUSE FLEX SPACE IN PRIME LOCATION

Professional office/warehouse flex space for lease only, in a prime Lawrence commercial corridor near 23rd St and Haskell Ave, available immediately. Built in 2011, this well-maintained 3,025 SF building offers an efficient layout that suits a variety of professional, service, and light industrial users seeking both image and function.

Approximately 1,856 SF of finished office space includes 6-7 private offices, a dedicated conference room, server/copy room, kitchenette, reception area, and three restrooms total, including one private restroom with shower—ideal for staff working long or active shifts. The balance of the main level is a heated warehouse area with a 10' x 12' overhead door, providing practical space for inventory, equipment, or light distribution needs.

Above the office and reception area is an additional 1,775+/- SF climate-controlled mezzanine with mini-splits—separate from and not included in the building's stated 3,025 SF—that offers valuable flexibility for storage, light production, creative space, or future build-out. Paved parking with 11 striped stalls (1 ADA), a security system with cameras, and CS zoning complement the property's convenient access to major Lawrence routes and nearby amenities. Ownership's target structure is a three-year lease, yet lease term and related details are open to discussion with qualified tenants.

Lease Rate: \$3,800/mo



# 1221 E 25th Street | Lawrence, Kansas

OFFICE / WAREHOUSE FLEX SPACE IN PRIME LOCATION

Lease Rate: \$3,800/mo



# NEIGHBORHOOD AERIAL



# HECK

LAND | HOME | COMMERCIAL

heck.realestate



CONTACT

**Brian Pine**  
**HECK**

785-423-1220 Mobile  
785-917-5700 Office  
Brian@heckrealestate.com