

# THE CASTLE

1307 MASSACHUSETTS ST, LAWRENCE, KS 66044



## HIGHLIGHTS

- One of a Kind Office Building
- Listed on the National Register of Historic Places
- High End Finishes
- Includes Elevator, Commercial Kitchen
- Perfect for Professional Firms, ie. Accountants, Attorneys & Architects, Non Profits
- Join United Way

## FOR LEASE + Utilities & Insurance

First Floor:	1,705 SF	\$2,499/Mo
Second Floor:	1,362 SF	Leased

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	31,045	80,394	95,656
2019 MED HOUSEHOLD INCOME	\$42,414	\$44,447	\$50,362

### Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

Email: [ryans@reececommercial.com](mailto:ryans@reececommercial.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2019

# PHOTOS

1307 MASSACHUSETTS ST, LAWRENCE, KS 66044



## Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

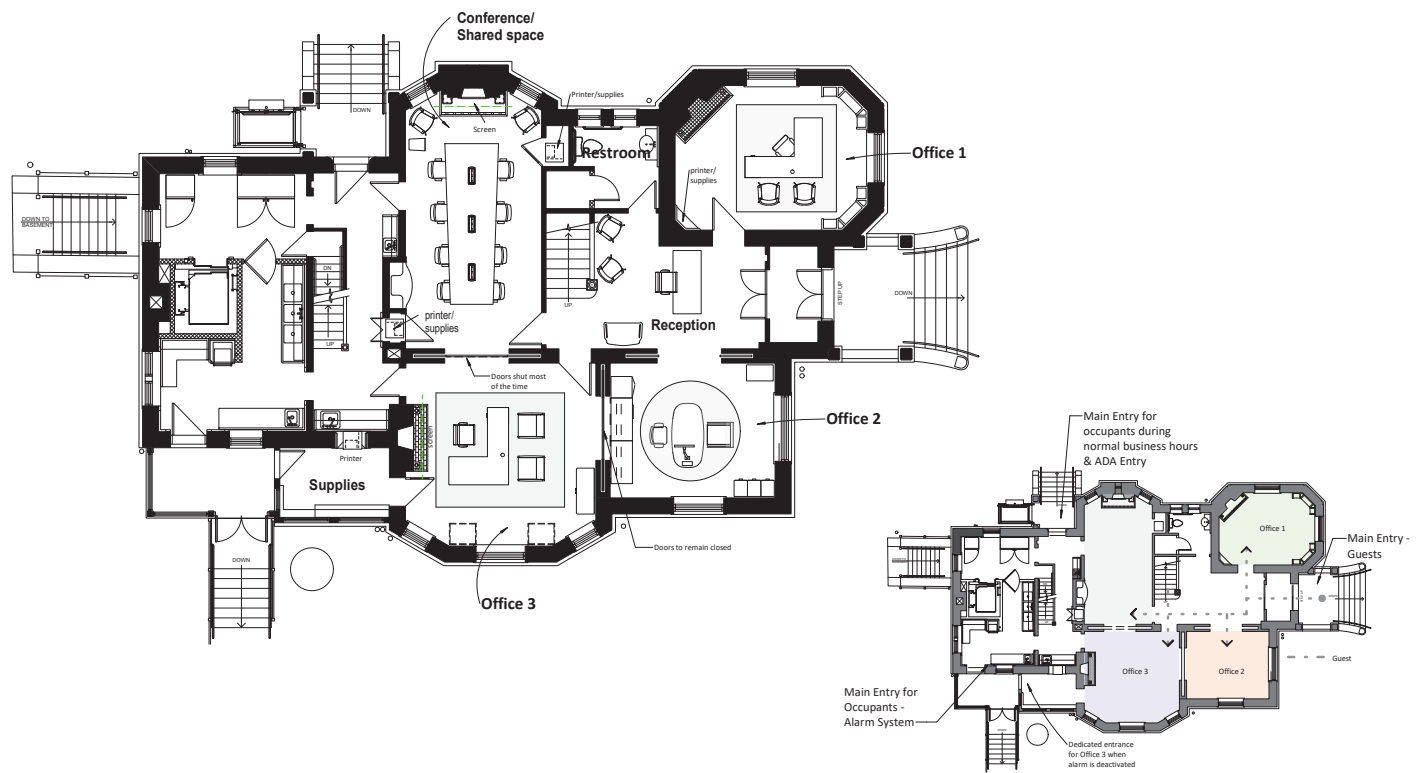
Email: [ryans@reececommercial.com](mailto:ryans@reececommercial.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2019

# FLOOR PLANS

1307 MASSACHUSETTS ST, LAWRENCE, KS 66044



FIRST FLOOR: 1,705 SF

The Castle  
1307 Massachusetts St.  
Lawrence, KS 66044

gouldevans  
08/01/18  
0118-0300

## Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

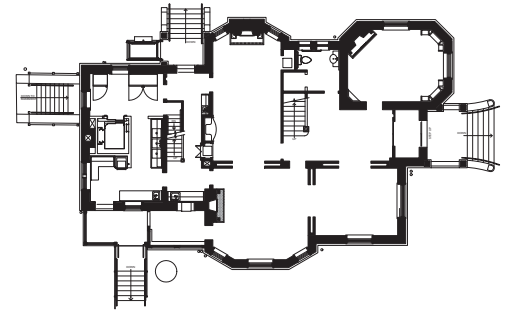
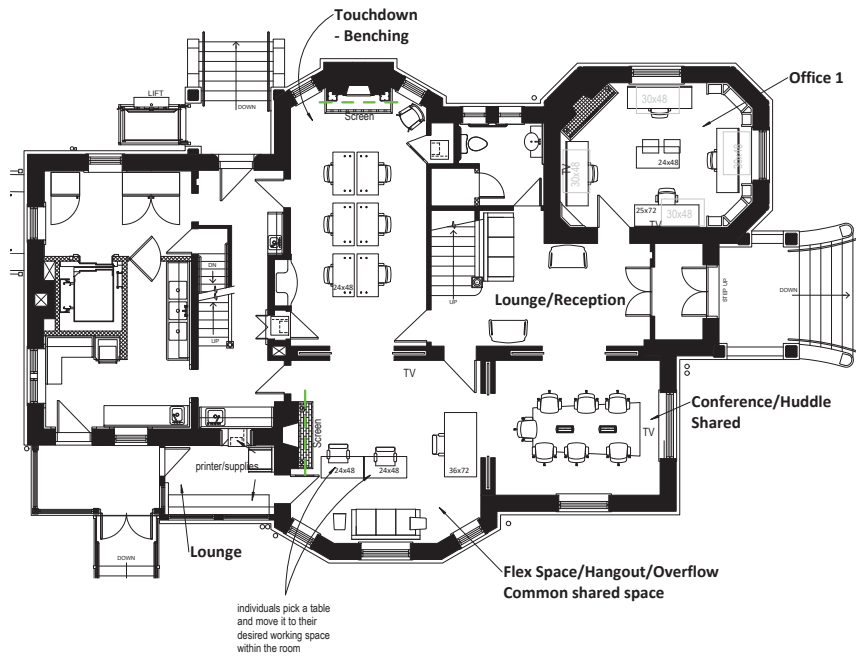
Email: ryans@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2019

# FLOOR PLANS

1307 MASSACHUSETTS ST, LAWRENCE, KS 66044



Option 2: First Floor: High Tech Office/Medium Density

## The Castle

1307 Massachusetts St.  
Lawrence, KS 66044

gouldevans

10/27/18  
0118-0300

### Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

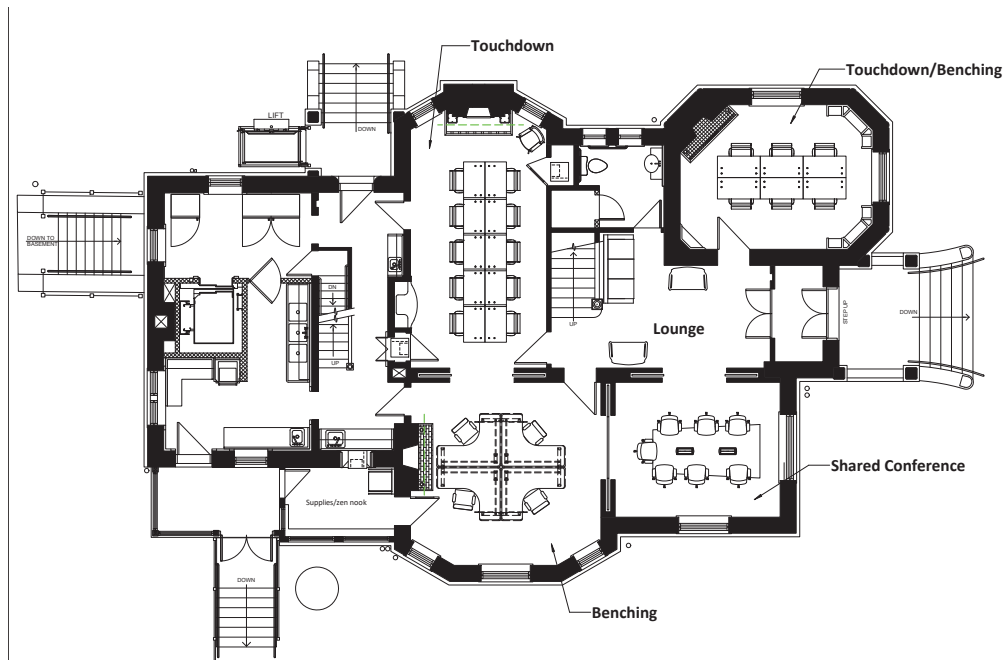
Email: ryans@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2019

# FLOOR PLANS

1307 MASSACHUSETTS ST, LAWRENCE, KS 66044



**Option 3:** First Floor: Shared Office Concept

The Castle  
1307 Massachusetts St.  
Lawrence, KS 66044

gouldevans  
10/31/18  
0118-0300

## Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

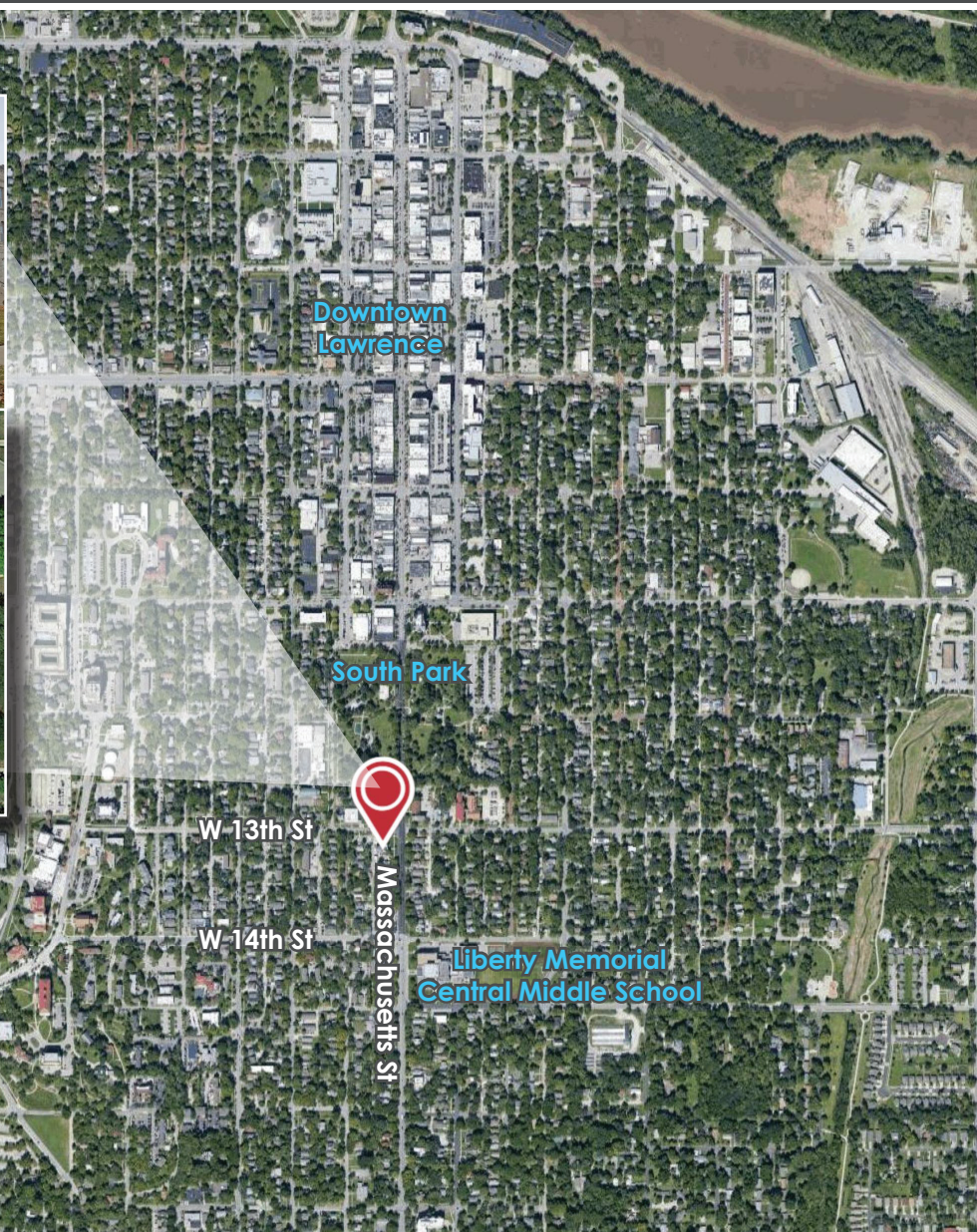
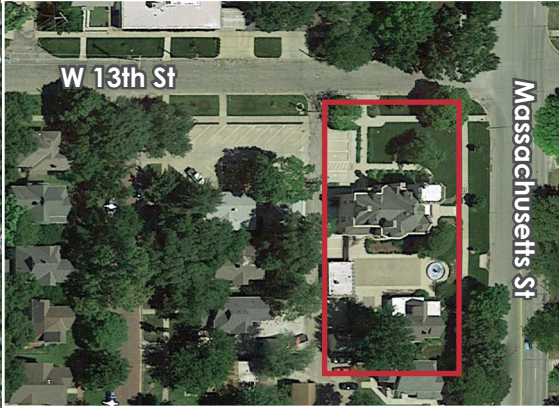
Email: ryans@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2019

# AERIALS

1307 MASSACHUSETTS ST, LAWRENCE, KS 66044



## Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

Email: [ryans@reececommercial.com](mailto:ryans@reececommercial.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2019