

# 3311 Clinton Parkway Ct



Value Add Building

Presented by:

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# 3311 Clinton Parkway Ct, Lawrence, Kansas

## Building Available

**Featured Space :** 2,856 SF

**Price :** **\$375,000**

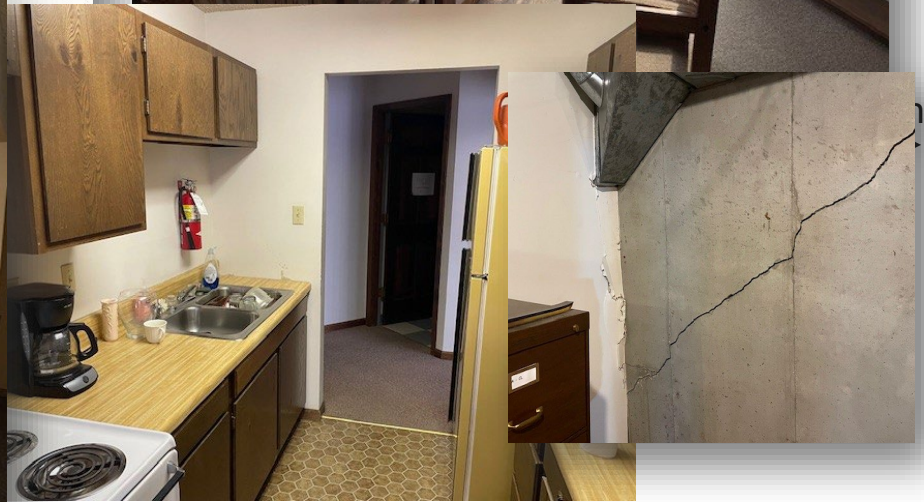
**Built:** 1988

**Zoning::** RO-2

**Building Features:** The space has 8-offices, conference room, two restrooms, Kitchen, Reception Area, Bullpen, and Secretarial space. The lower level provides file storage area. But this building has deferred maintenance; one of the AC units does not work, there are some plumbing issues and the south facing foundation wall is cracked. There are 14-parking stalls!



# Photos





Located just off Clinton Parkway, this value-add building offers a former attorney's office with plenty of space to reconfigure and maximize a modern office plan. It will require foundation work to fix a crack but with the right vision this building could be the right investment. Close to the University of Kansas and on one of the main streets in Lawrence. An ideal location with office space and open concept!

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