



For Sale or Lease

4950 RESEARCH PARKWAY
Lawrence, Kansas

For more information, please contact:

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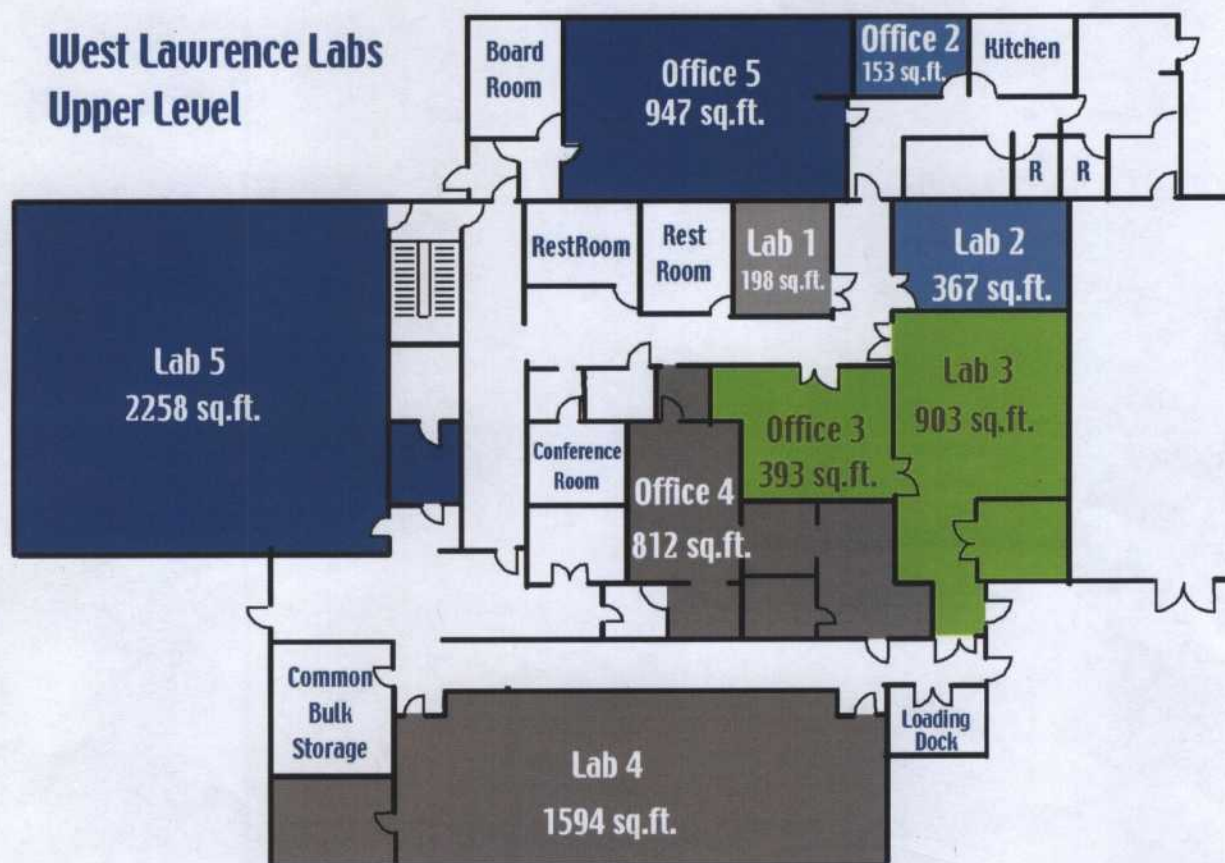
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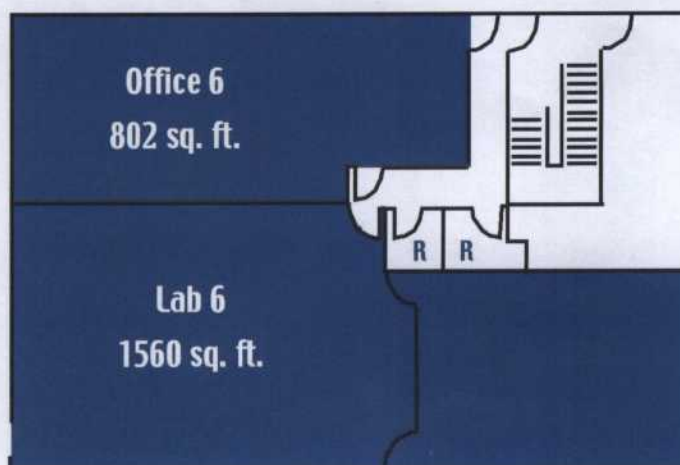
4950 research parkway

WEST LAWRENCE LABS

West Lawrence Labs Upper Level

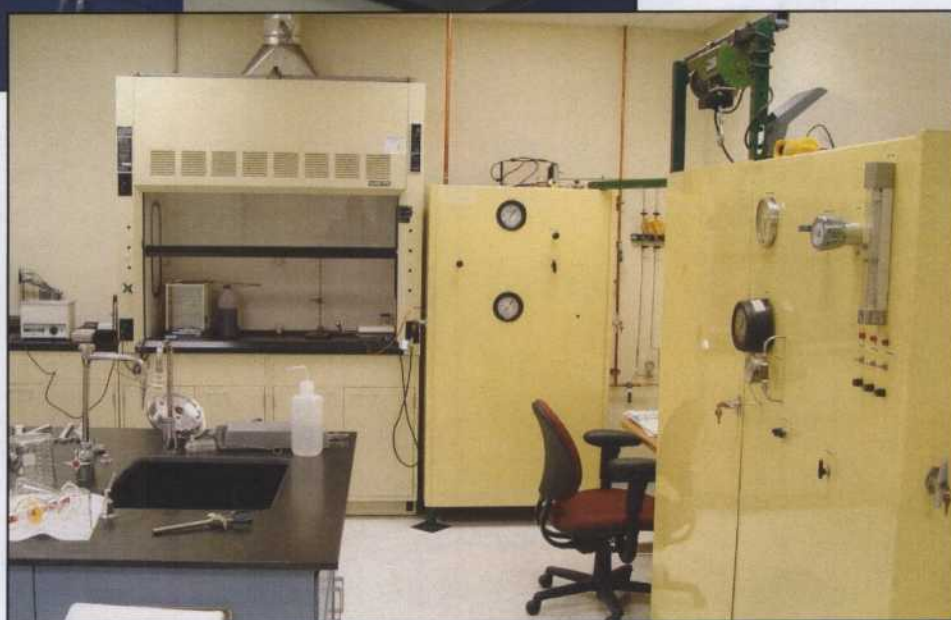


Lower Level





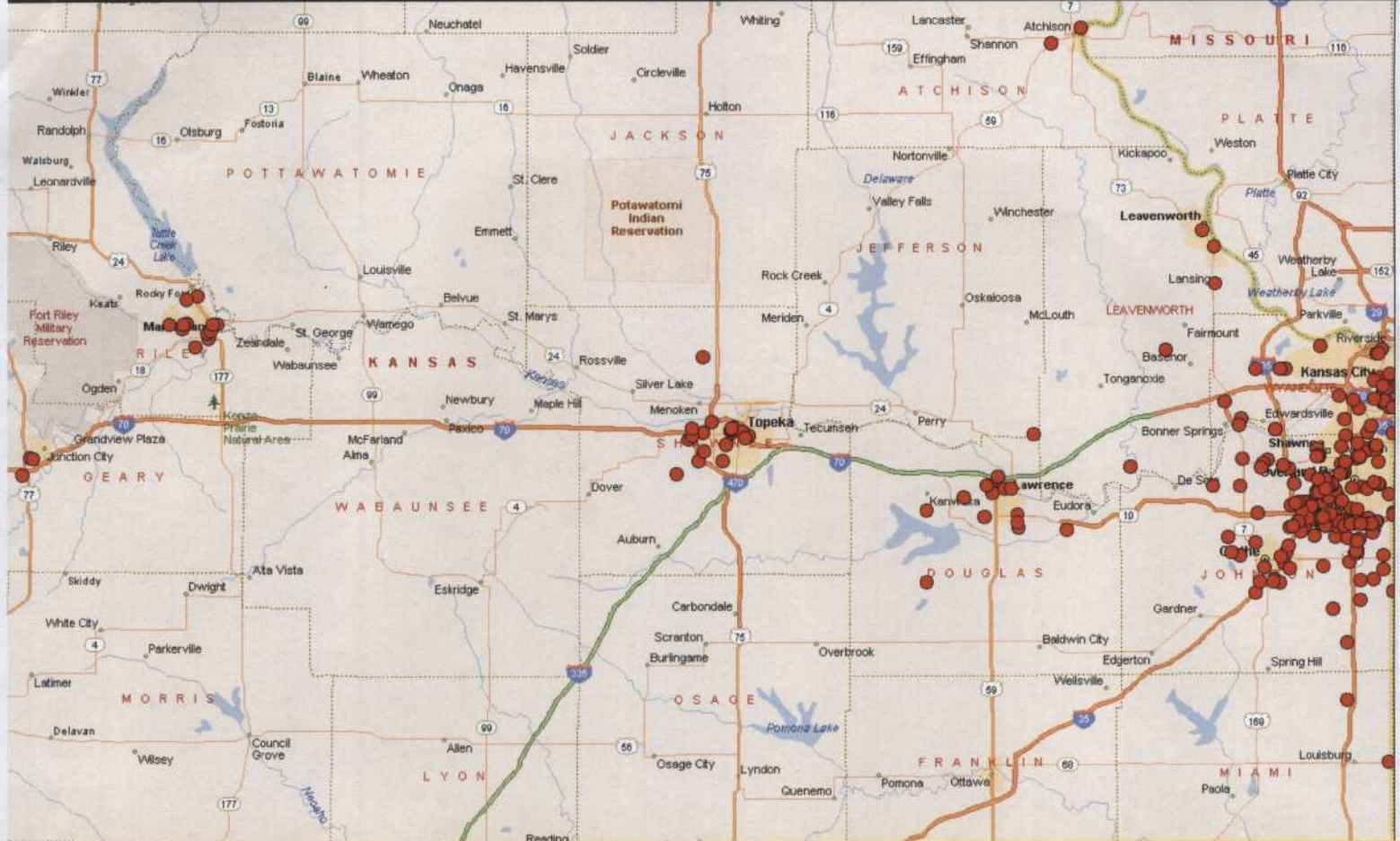
Lab 6



Lab 2

- Single pass HVAC system to labs with 3 stage filtration (including hepa filters)
- Minimum of 6 air exchanges per hour
- Each lab has a dedicated rooftop exhaust that balances the lab against air handlers on VFDs
- Direct Digital Control (DDC) Technology used for building mechanicals
- Each lab has a dedicated 120/208 v 3-phase wye connected panelboard with minimum of 20 watts/SF capacity
- Central compressed air system, as well as a back up system provides 100+ psi continuously to labs
- 30 psi boiler is available to provide steam for limited production/process loads as well as humidification
- 10+ fumehoods in place including three 12 ft. hoods
- Approximately 100 linear feet of epoxy benchtop space with sinks and power outlets
- Bulk chemical storage room near loading dock
- Office 3 and Office 4 were labs and could be converted back into lab space
- GMP capabilities

Regional Life Science Companies Location Map



Lawrence, Kansas is the sixth best educated community in the nation. Forty-three percent of the work force over the age of 25 has earned a bachelor's degree. For companies that require skills ranging from the biosciences to information technology to manufacturing, Lawrence serves as a rich recruiting source.

The flagship institution of the State, the University of Kansas, is a major research university that serves as home to 12 professional schools plus the College of Liberal Arts & Sciences. Research, at the University of Kansas has experienced unprecedented growth in recent years, with sponsored projects approaching \$200 million. The KU School of Pharmacy is one of the top rated schools in the nation, and consistently secures National Institutes of Health and other research grants that rank among the highest in the country.

Kansas Bioscience Authority

The Kansas Economic Growth Act created the Kansas Bioscience Authority (Bio Authority) - a completely independent body composed of prominent local and national leaders in the areas of technology, science and business. This group will guide the State in the investment of over \$580 million generated by the Kansas Economic Growth Act. The State will look to the Bio Authority to develop an infrastructure that makes Kansas a center for bioscience research, innovation and commercialization.

Mission of the Kansas Bioscience Authority

Make Kansas the most desirable state in which to conduct, facilitate, support, fund and perform plant, animal and human bioscience research, development and commercialization, to make Kansas a national leader in bioscience, to create new jobs, foster economic growth, advance scientific knowledge and improve the quality of life for citizens of the State of Kansas.

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Independently Owned and Operated

West Lawrence Labs

4950 Research Park Way Lawrence, KS 66047

[Offering](#) [Description](#) [Location](#) [Contact](#)



Offering

Industrial For Sale

\$2,950,000

17,460 SF

Built: 1998

Highlights

- Industrial Dock High: 1
- Office SF: 6000

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