

FOR LEASE > OFFICE/RETAIL SPACE

4811 Bob Billings Parkway

LAWRENCE, KANSAS



Property Description

This multi-tenant building is situated within the western gateway to the University of Kansas, near residential, banking, retail, and other professional services. The building is located on the south side of Bob Billings Parkway, just east of Wakarusa Drive and minutes away from KU, I-70 and Hwy 59. The first floor office suite faces the south side of the property and offers 4 private windowed offices, a conference room, reception/waiting area, kitchenette and open space with lots of natural light and upgraded finishes. The north facing suites may be delivered in white box condition, ready for tenant finishes. The lease rate is \$14.00 PSF, NNN (est. \$6.50 PSF).

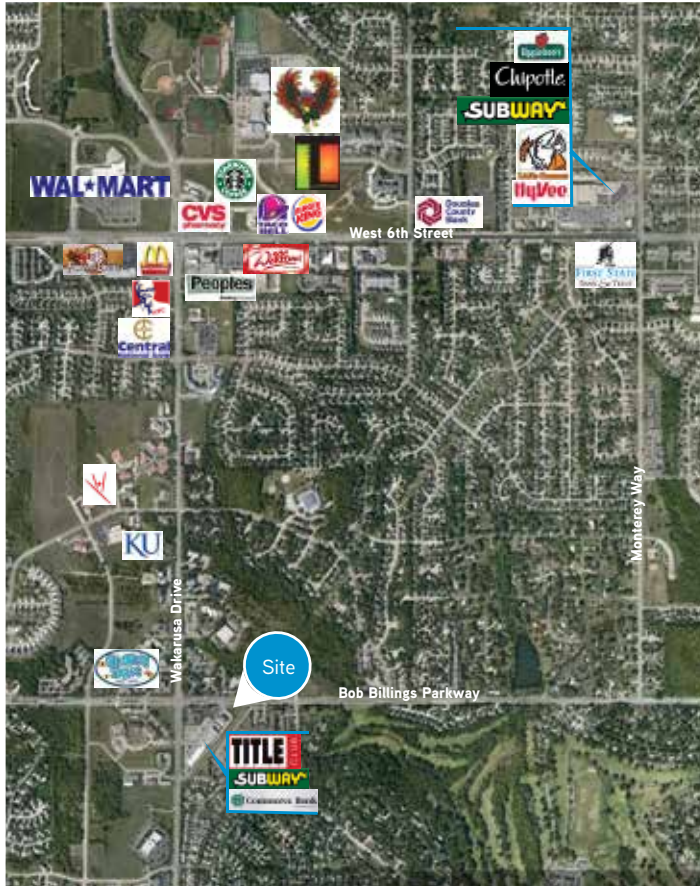
Property Highlights

- > Building size: 9,085 SF
- > North suites: 1,100-3,300 SF
- > South suite: 2,200 SF
- > Built in 2008
- > Zoning: CN2 - Neighborhood Commercial

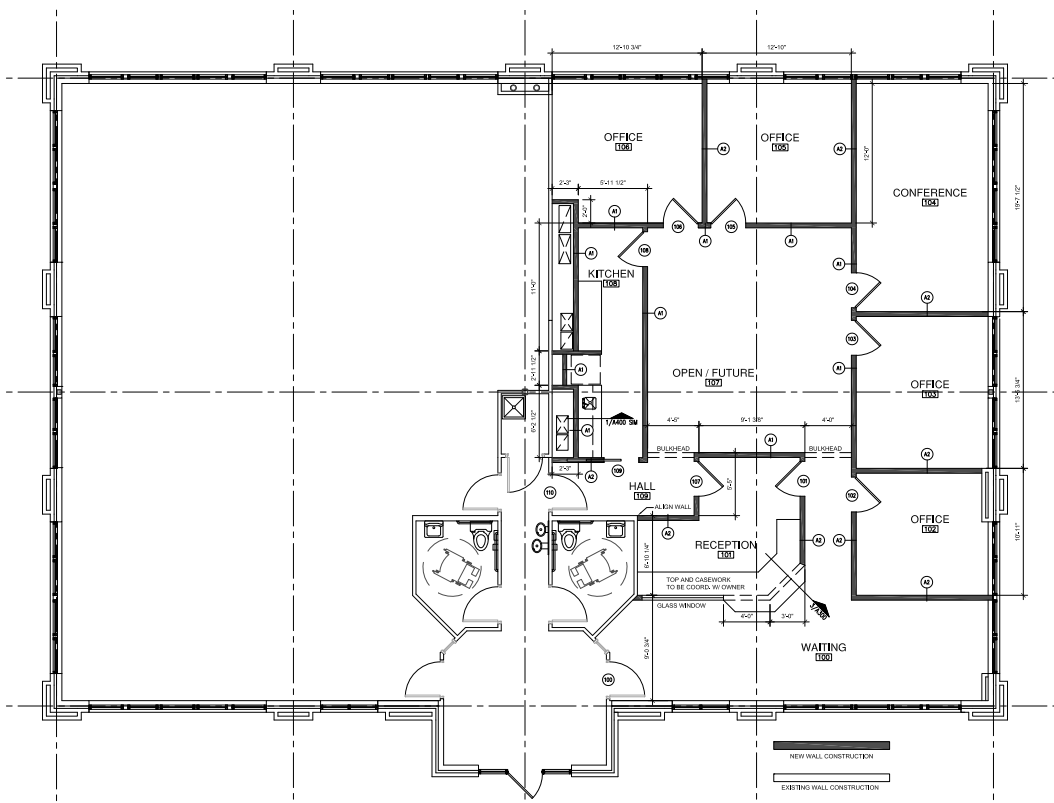
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Aerial View



1st Floor Office Plan