

FOR LEASE > OFFICE SPACE

# 4811 Bob Billings Parkway

LAWRENCE, KANSAS



Available  
Suite



## 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 available office suite includes 4 private windowed offices, a conference room, reception/waiting area, kitchenette and open space with lots of natural light and upgraded finishes. Dedicated parking is included with ADA access.

## Property Highlights

- > Building size: 9,085 SF
- > Available suite: 2,200 SF - Available in March 2019
- > Built in 2008
- > Zoning: CN2 - Neighborhood Commercial
- > Lease rate: \$14/SF, NNN (est.\$7.25/SF) / \$3,895.82 per month

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