

# Office for Sublease



## Allison Vance Moore SIOR

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## 3705 Clinton Parkway Lawrence, Kansas

This two-office suite is located within a professional office building west of Kasold Drive off Clinton Parkway near grocery, dining, retail, and medical. Join Allworth Financial, M Cubed Technologies, and Colliers Lawrence. This main-level suite is available for a variety of professional uses and is ADA compliant.

### Property Features

- Suite 202
  - 1,103 SF
  - Monthly lease rate: \$2,611.88, plus “pro rata” utilities
- Common area restrooms
- Monument signage available
- Available July 1, 2026
- Building size: 14,964 SF
- Zoning: M2
- Year built: 1968 (updated in 2020)

# Floor Plan

3705 Clinton Parkway, Suite 202



# Location Aerial

3705 Clinton Parkway, Suite 202



## Total Population

1-mile	10,426
3-mile	72,141
5-mile	98,755



## Average Household Income

1-mile	\$84,217
3-mile	\$87,235
5-mile	\$88,333



## Daytime Population

1-mile	6,327
3-mile	65,417
5-mile	97,750



## Median Age

1-mile	33.2
3-mile	29.1
5-mile	31.6

# Property Photos

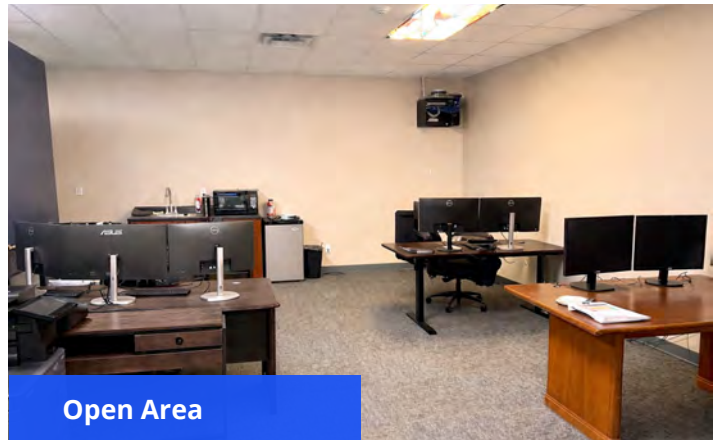
3705 Clinton Parkway, Suite 202



Private Office



Reception Area



Open Area



Monument Sign

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