

The background of the entire image is a photograph of a two-story office building. The building features a prominent gable roof with a large, multi-paned skylight. The exterior walls are constructed from light-colored, irregular stone blocks. Several windows are visible, some with arched tops and dark red brick surrounds. A central entrance is framed by a brick archway and has a light green door. The building is surrounded by landscaping, including bushes and a concrete driveway in the foreground.

Office for Sublease

5040 Bob Billings Parkway

Suite B, Lawrence, Kansas

5040 Bob Billings Parkway, Suite B

Sublease Rate: \$20.30/SF, Full Service

Monthly Rate: \$1,775

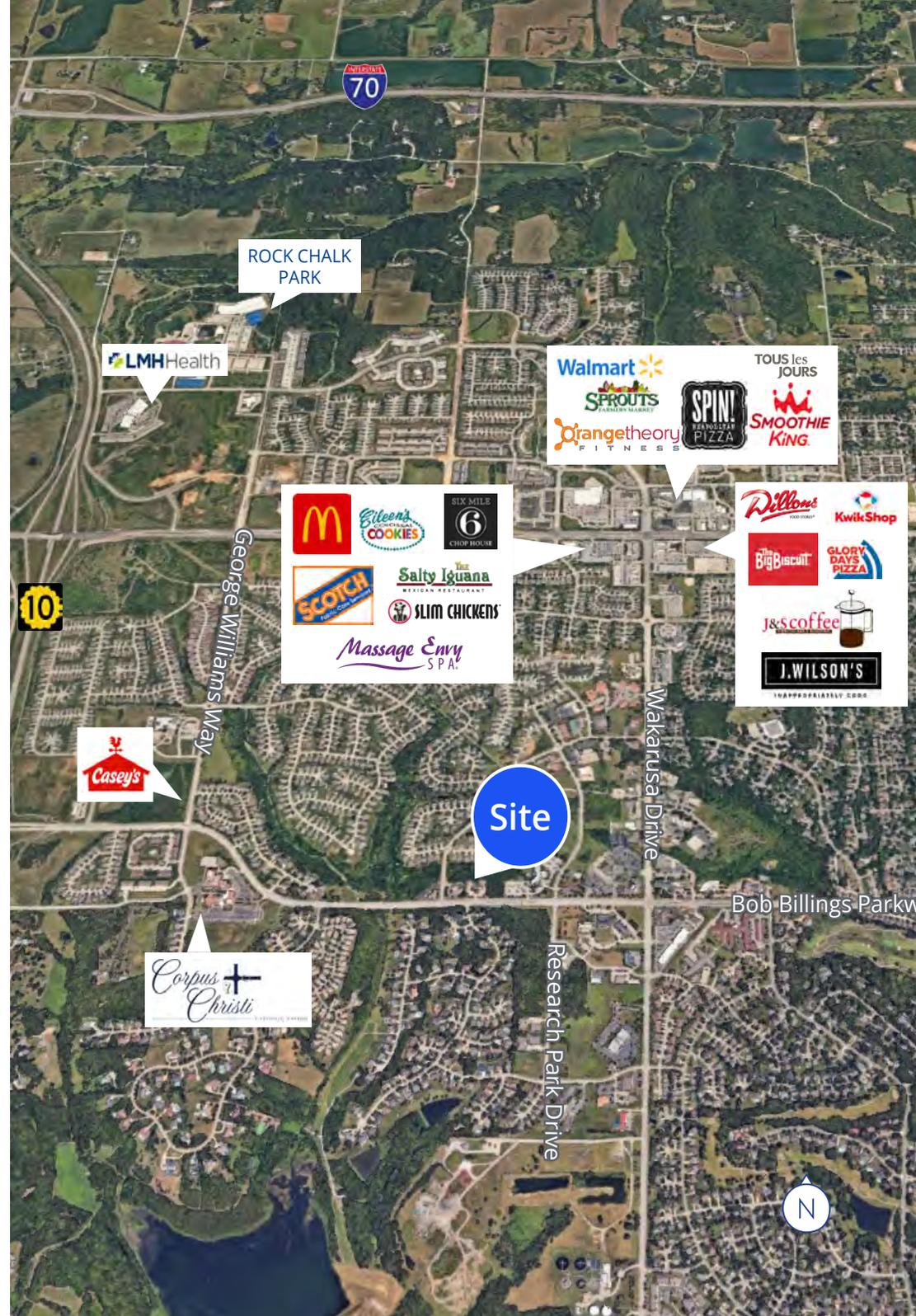
- Located within a quiet three building office park west of Wakarusa Drive
- Gateway to the University of Kansas
- Minutes from the K-10 Loop for easy access to I-70, Highway 59, and K-10
- Spacious main-level suite with three windowed offices, providing natural light and a comfortable working atmosphere
- Office includes a welcoming reception area, and a small kitchenette/storage area for added convenience
- Hard surface flooring throughout provides a clean, modern aesthetic
- Full-service lease rate excludes phone, internet, cable, and janitorial
- Available April 1, 2026

1,049^{SF}
Rentable Space

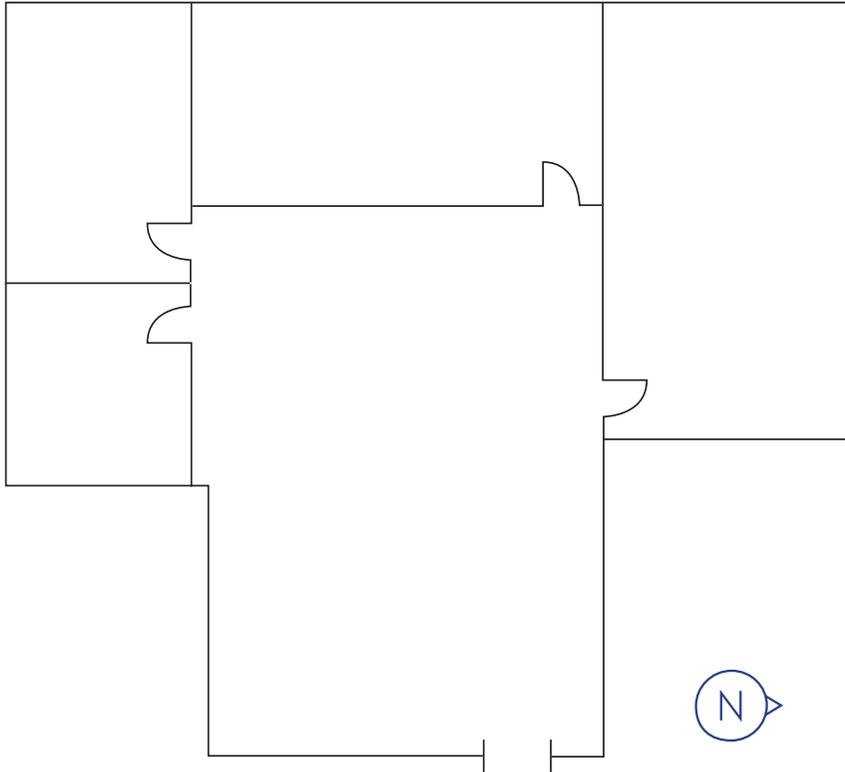
1994
Year Built

IBP
Zoning





Floor Plan



*Drawing not to scale



For Sublease | 5040 Bob Billings Parkway, Suite B



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