



for lease: **OFFICE SPACE**



**PROPERTY: 2930 SW WANAMAKER DRIVE, TOPEKA, KS 66614**

LEASE RATE <sub>/SF/YR</sub> :	\$12.00-14.00 sf/yr
BUILDING SIZE:	16,812 <sup>+/-</sup> sq. ft.
LOT SIZE:	43,192 <sup>+/-</sup> sq. ft.
ZONING:	O&I-2; Office and Institutional
YEAR BUILT:	1981
CONSTRUCTION:	Wood frame building with masonry and wood siding.
HEAT & AIR SYSTEM:	Forced air heat and central air conditioning
RESTROOMS:	Male and female restrooms on each floor
SIGNAGE:	Monument signage available on Wanamaker Drive
PARKING:	Ample parking, both in front and back of building. Easy access in and out of parking lots.
TRAFFIC COUNT:	17,845 cars on 29 <sup>th</sup> near Wanamaker Dr.; 13,410 cars on Wanamaker Dr. near 29 <sup>th</sup>

SPACE AVAILABLE:	SIZE <sub>/SF</sub> :	RATE <sub>/SF/YR</sub> :	RATE <sub>/MO</sub> :	CHARGES <sub>/MO</sub> :	COMMENT(S):
SUITE 208:	970 <sup>+/-</sup>	\$14.00	\$1,131.67	N/A	Corner office suite located near the front door includes three offices, reception, and coffee bar/break area.
SUITE 1NE:	998 <sup>+/-</sup>	\$12.00	\$998.00	N/A	Two offices, reception, and storage.
SUITE 206:	1,890 <sup>+/-</sup>	\$14.00	\$2,205.00	N/A	Dentist office layout with 3 offices, large reception, work area, and 2 sink areas.
SUITE 206 & 208:	2,860 <sup>+/-</sup>	\$14.00	\$3,336.67	N/A	Combined suite includes 6+ offices, large reception area(s), and multiple sink areas.

2012 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	12,386	52,980	95,822
MEDIAN HOUSEHOLD INCOME:	\$62,786	\$59,474	\$47,738
TOTAL EMPLOYEES:	7,749	26,948	66,471

**BUILDING FEATURES:** This two story low rise office building has been completely upgraded within the last two years. Inside and out, this property offers tenants fresh, professional and energy efficient office space, all within a quaint office park setting.

**LOCATION FEATURES:** Located one block away from the corner of 29th & Wanamaker, minutes away from I-470.

**TENANT PAYS:** Tenant pays janitorial and minor interior maintenance.

**LANDLORD PAYS:** Landlord pays all base year operating expenses excluding janitorial and minor interior maintenance in the space.

**MIKE MORSE** 785-228-5304  
mike@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.