

FOR LEASE

2942 SW WANAMAKER DRIVE

Topeka, KS 66614

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

This is a two-story office building in a suburban neighborhood. Attractive office space with an elevator and a large parking lot including front-door parking. Located in the Woodside Office Park near 29th & Wanamaker, just minutes from I-470.

HIGHLIGHTS

- Private entrances
- Private secondary exit
- Front door parking
- Building signage
- Monument signage

OFFERING SUMMARY

Lease Rate	\$19 SF/yr
Building Size	35,140 ^{+/-} SF
Available Space	810 - 5,599 ^{+/-} SF
Lot Size	2.31 ^{+/-} Acres
Year Built	1987
Zoning	C4
Heat & Air System	Forced heat, central air
Signage	Monument signage
Parking	Large lot with front-door stalls

Listed By:



MIKE MORSE

Partner, SIOR

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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.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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SPACES	SPACE SIZE	LEASE RATE	RATE/MO	COMMENTS
Suite 101 N	5,599 ^{+/-} SF	\$19.00 SF/yr	\$8,865.08	This is a main-level suite with a private entrance. The space can be divided.
SUITE 101 TOUR LINK: https://my.matterport.com/show/?m=Y27xqMQqM1K				
Suite 210	1,993 ^{+/-} SF	\$19.00/SF/YR	\$3,155.58	This is a second-level suite that can be combined with 215 or 215 and 220.
SUITE 210 TOUR LINK: https://my.matterport.com/show/?m=Y27xqMQqM1K				
Suite 215	1,463 ^{+/-} SF	\$19.00/SF/YR	\$2,316.42	This is a second-level suite that can be combined with 210 or 210 and 220.
SUITE 215 TOUR LINK: https://my.matterport.com/show/?m=Y27xqMQqM1K				
Suite 220	810 ^{+/-} SF	\$19.00/SF/YR	\$1,147.50	This is a second-level suite that can be combined with 210 and 215.
SUITE 220 TOUR LINK: https://my.matterport.com/show/?m=Y27xqMQqM1K				

Suites 210 and 215 can be combined for 3,456^{+/-} SF. Suites 210, 215, and 220 can be combined for 4,266^{+/-} SF.

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

Tenant pays janitorial and minor interior maintenance within the leased space.



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