

FOR LEASE

2951 SW WANAMAKER DR

Topeka, KS 66614

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.

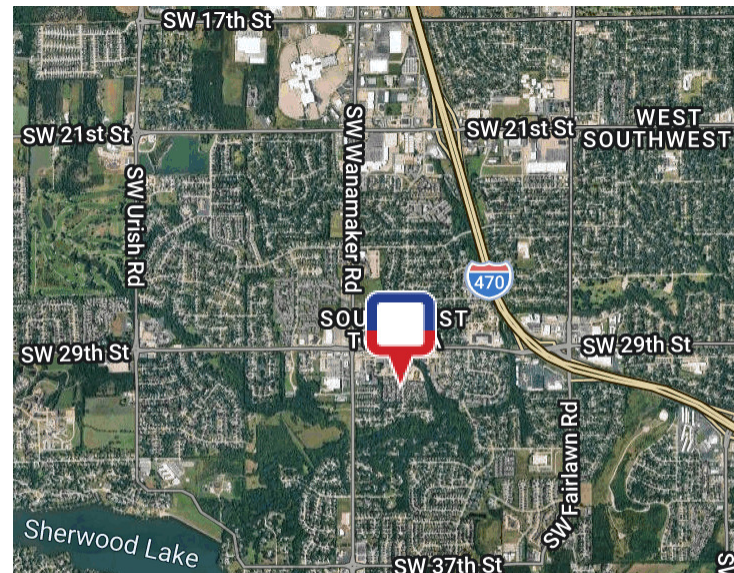


PROPERTY DESCRIPTION

Professional office building with two suites. Located east of 29th and Wanamaker with frontage on Wanamaker Drive. Located in an active office neighborhood surrounded by residential housing. The north suite is available November of 2026.

OFFERING SUMMARY

Lease Rate	\$20 SF/yr
Building Size	20,458 ^{+/-} SF
Available Space	1,890 ^{+/-} SF
Lot Size	135,146 ^{+/-} SF
Year Built	1985
Zoning	PUD



SPACE	SPACE SIZE	LEASE RATE	RATE/MO
Suite B	1,890 ^{+/-} SF	\$20.00 SF/yr	\$3,150.00

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

Landlord pays all base year operating expenses, insurance, systems maintenance, exterior maintenance, structural maintenance, roof, and real estate taxes.



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.

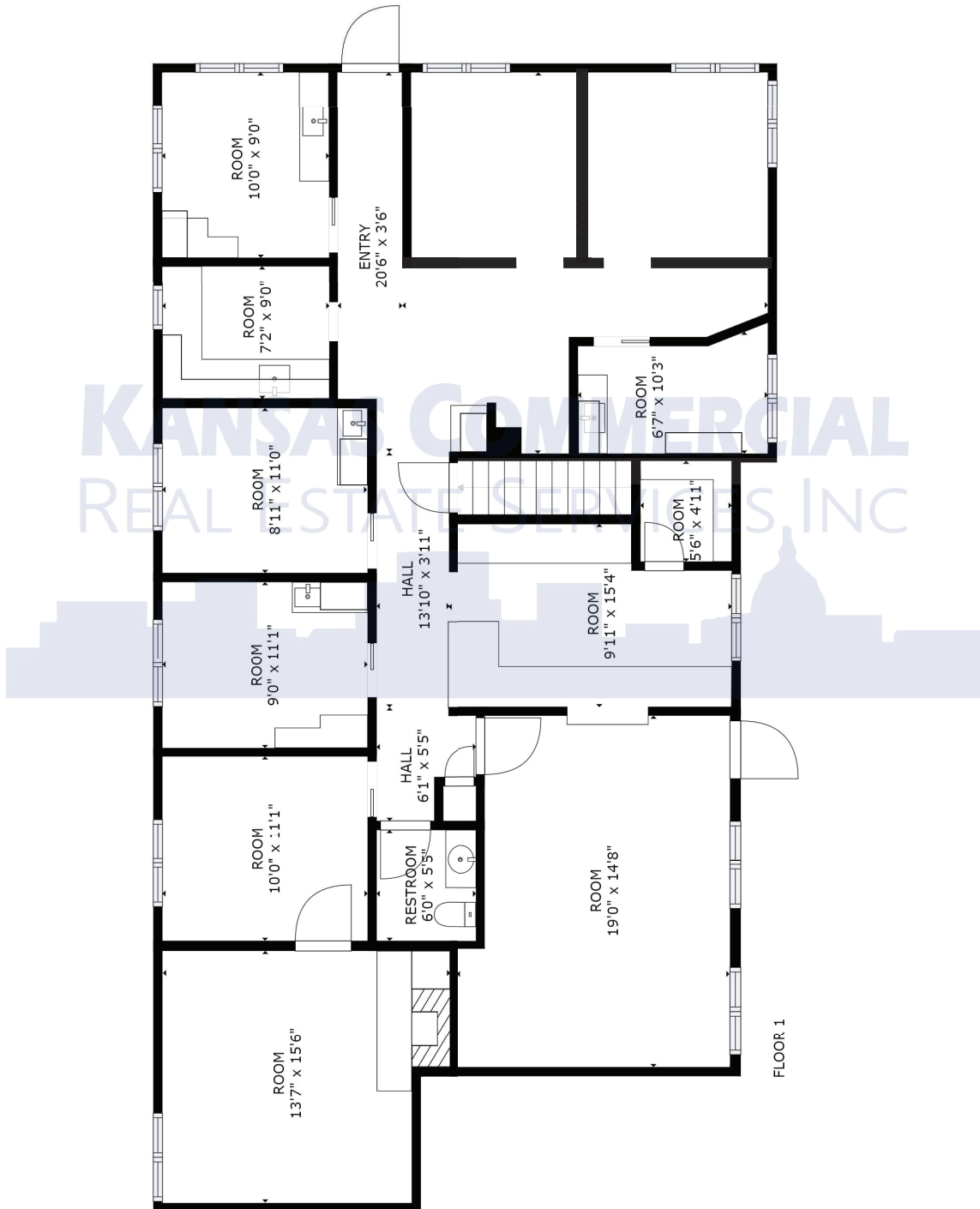
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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