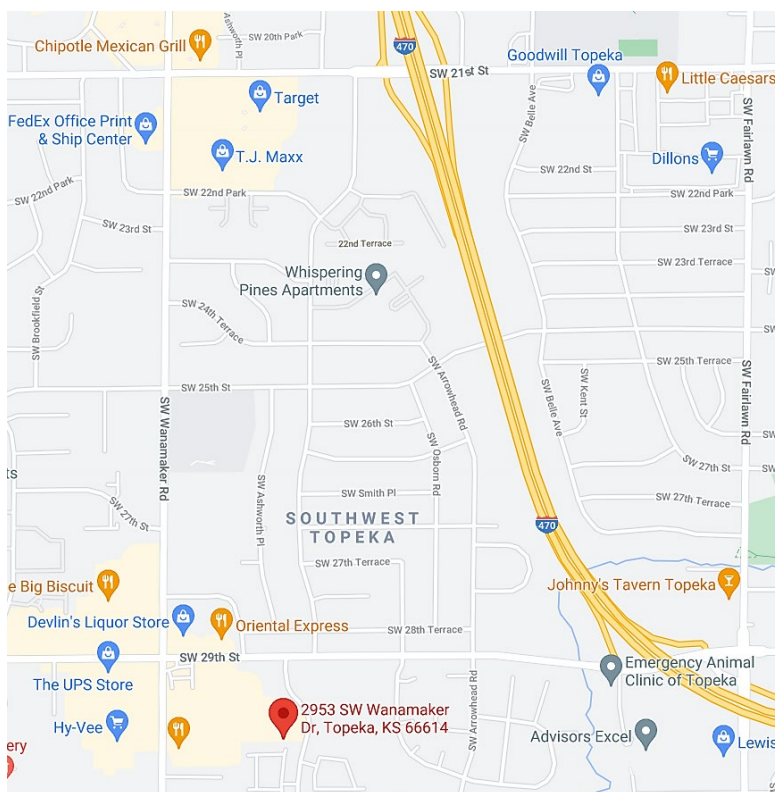




*Landlord is in the process of updating the space. Will work with the tenant on modifications.*

**PROPERTY SUMMARY**

<b>LEASE RATE</b>	\$15.00 - \$17.00
<b>BUILDING SIZE</b>	8,022 <sup>+/-</sup> SF
<b>LOT SIZE</b>	14,744 <sup>+/-</sup> SF
<b>YEAR BUILT</b>	1985
<b>ZONING</b>	PUD, C4
<b>CONSTRUCTION</b>	Masonry and Wood Frame
<b>SIGNAGE</b>	Monument Signage
<b>PLUMBING</b>	Male and female restrooms on each floor
<b>HEAT &amp; AIR SYSTEM</b>	Forced heat with central air conditioning
<b>PARKING</b>	13 <sup>+/-</sup> front door parking stalls
<b>TRAFFIC COUNT</b>	19,075 <sup>+/-</sup> VPD on Wanamaker Rd. at Wanamaker Drive



**EXCLUSIVELY LISTED BY:**

**MIKE MORSE**

**SIOR | Partner**

Direct: 785.228.5304

mike@kscommercial.com



**VIRTUAL TOUR:** <https://my.matterport.com/show/?m=CxfGueqJ6En>

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
First Floor:	4,011 <sup>+/-</sup>	\$15.00	\$5,013.75	Multiple offices, reception, conference room, break room, and vault.
Upper Level:	4,011 <sup>+/-</sup>	\$17.00	\$5,682.25	Multiple offices, reception, conference room, and break room.
Combination:	8,022 <sup>+/-</sup>	\$16.00	\$10,696.00	Combination of first floor and upper level.

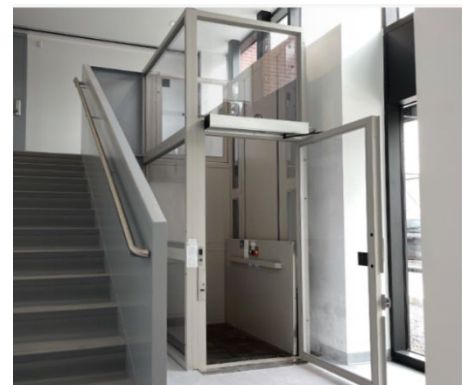
**TENANT PAYS:** Janitorial, utilities, and minor interior maintenance within the leased space.

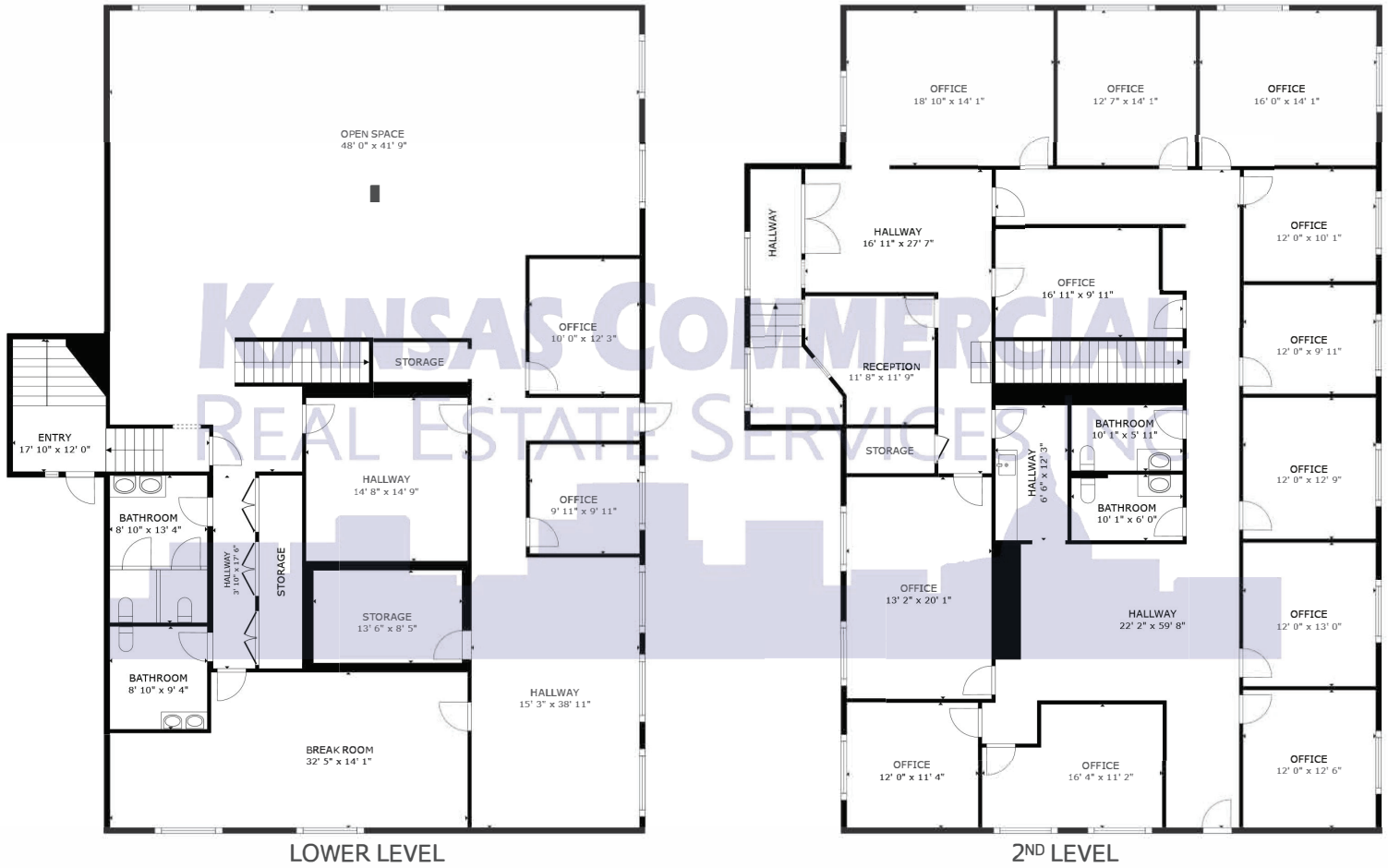
**LANDLORD PAYS:** Base year operating expenses, insurance, systems maintenance, exterior maintenance, roof, structural maintenance, real estate taxes, and common area maintenance.

**BUILDING FEATURES:** Well-kept partially brick office building nestled within Woodside Office Park. The building offers multiple offices with nice windows overlooking a quaint setting.

**LOCATION FEATURES:** Located off 29<sup>th</sup> Street offering tenants and client Wanamaker corridor convenience with easy access to I-470.

Handicap Accessibility to the upper level- Landlord is working with a contractor to install a lift similar to the below picture.





GROSS INTERNAL AREA  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.