

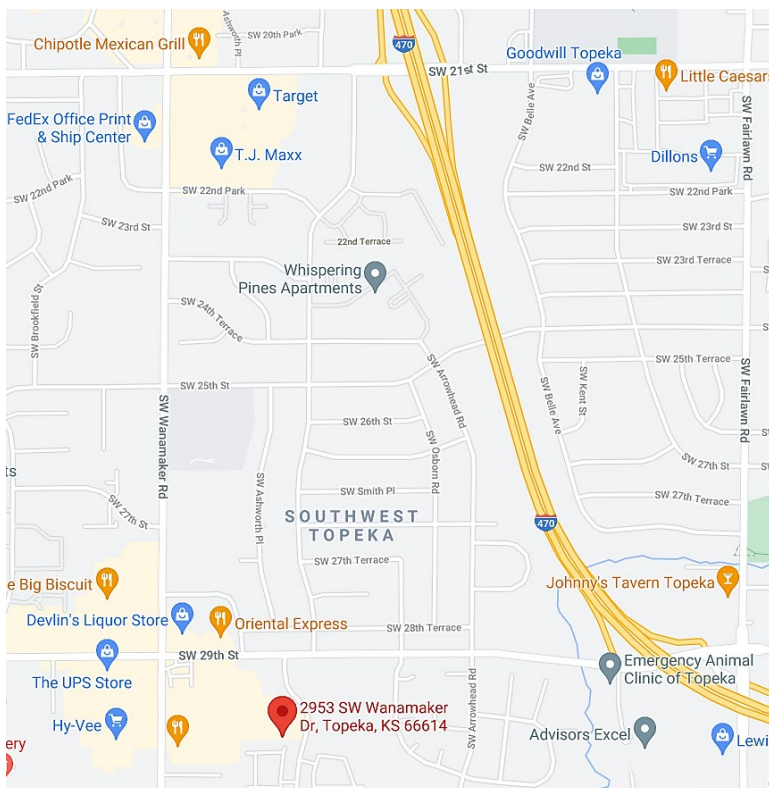
FOR LEASE | OFFICE BUILDING
2953 SW WANAMAKER DRIVE | TOPEKA, KS 66614



Well-kept partially brick office building nestled within Woodside Office Park. The building offers multiple offices with nice windows overlooking a quaint setting. Located off 29th Street offering tenants and client Wanamaker corridor convenience with easy access to I-470.

PROPERTY SUMMARY

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



EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

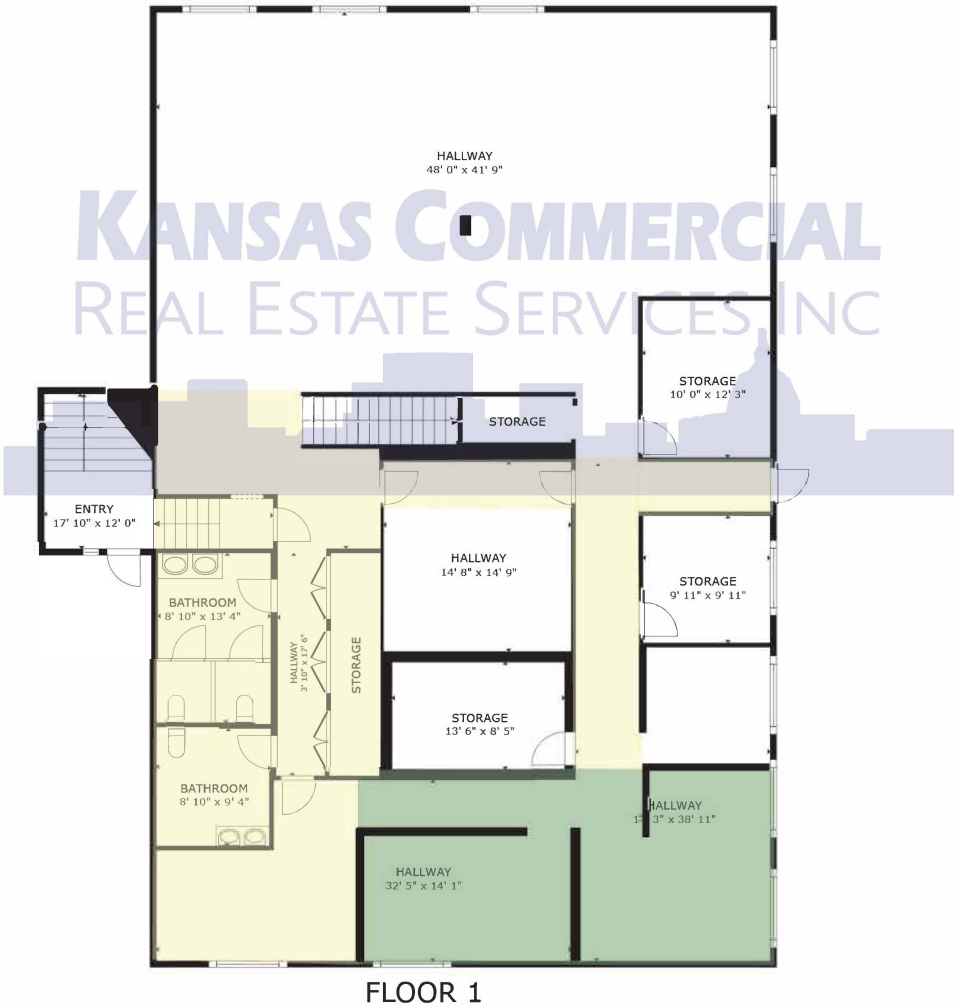
Direct: 785.228.5304

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SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
First Floor:	2,370 ^{+/-}	\$15.00	\$2,962.50	Ground level entry.

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

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.



GROSS INTERNAL AREA
FLOOR 1 3,656 sq.ft. FLOOR 2 3,756 sq.ft.
TOTAL : 7,413 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

