

FOR LEASE

TOPEKA SOUTH SHOPS

400 SW 29th St, Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Neighborhood retail strip center in a high-traffic area and great visibility on the northeast corner of SW 29th St and Topeka Blvd. Located adjacent to the DMV and Spangles. Co-tenants include Schlotzsky's, Spangles, Wok & Grille, GNC, Adventure Dental & Vision, and H&R Block.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Large showroom windows
- Ample parking lot with front door parking
- 19,710^{+/-} vehicles/day on Topeka Blvd
- 14,510^{+/-} vehicles/day on 29th St
- Sign on strip facade
- Large monument signs at the two entrances

OFFERING SUMMARY

Lease Rate	\$9 - \$13 SF/yr
Building Size	32,900 ^{+/-} SF
Available Space	1,250 - 7,700 ^{+/-} SF
Lot Size	122,127 ^{+/-} SF
Year Built	1987
Zoning	I1

Listed By:

MARK REZAC

Partner

785.228.5308

mark@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.

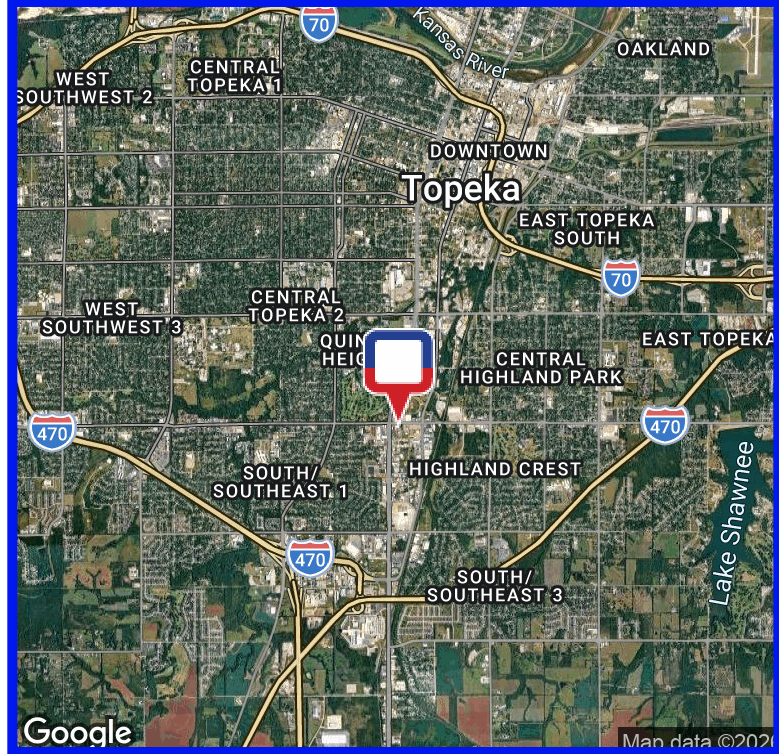
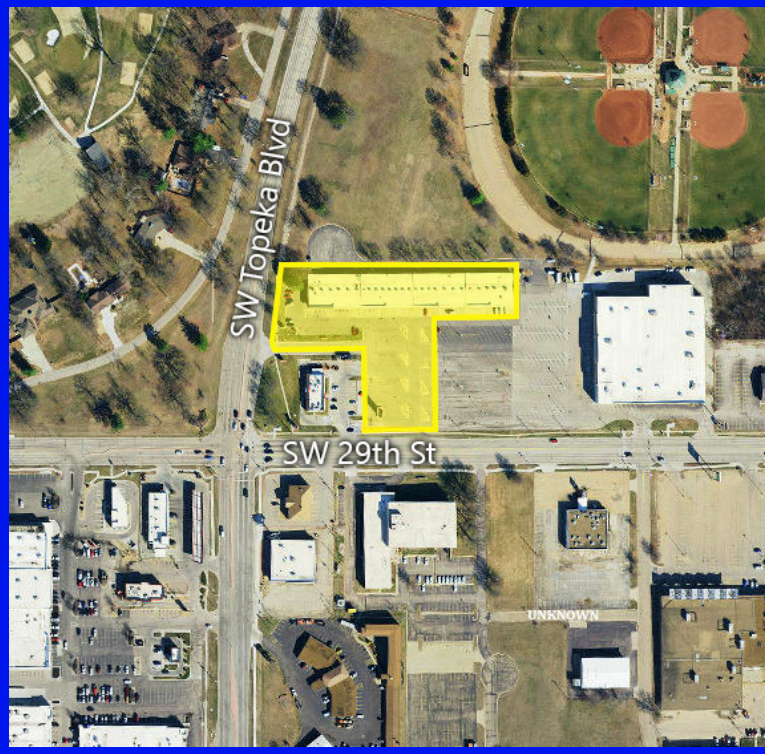
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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SPACES	LEASE RATE	SPACE SIZE	RATE/MO	CHARGES/MO
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Suites A-E	\$9.00 SF/yr	7,700 ^{+/-} SF	\$5,775.00	\$5,313.00
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Mostly open floor plan. Could be demised.

Suite H	\$13.00 SF/yr	1,400 ^{+/-} SF	\$1,516.67	\$966.00
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A turnkey location with an open floor plan. Many improvements to the space.

Suite V	\$12.00 SF/yr	1,250 ^{+/-} SF	\$1,250.00	\$862.50
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Former dog groomer. Showroom, storage room, and two restrooms.

Landlord pays roof and structural maintenance.

Tenant pays all operating expenses associated with the property, a pro-rata share of real estate taxes, common area maintenance, property insurance, utilities, janitorial, and interior maintenance.

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