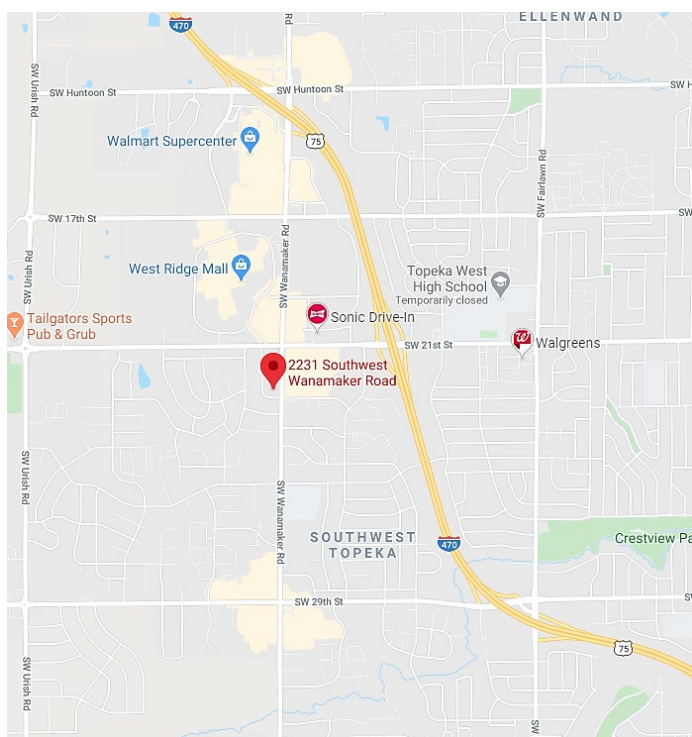


FOR LEASE | OFFICE SPACE
2231 SW WANAMAKER ROAD | TOPEKA, KS 66614



PROPERTY SUMMARY

LEASE RATE/SF/YR	\$20.00/SF/YR
SPACE AVAILABLE	525+/- SF
BUILDING SIZE	18,285+/- SF
LOT SIZE	33,566+/- SF
ZONING	O&I-2; Office and Institutional
YEAR BUILT	1984
PARKING	Front door parking
SIGNAGE	Monument signage available on Wanamaker and signage on building is negotiable.
HEAT & AIR SYSTEM	Forced air heat and central air conditioning
RESTROOMS	Male and female restrooms
TRAFFIC COUNT	19,980 cars per day on Wanamaker Road

EXCLUSIVELY LISTED BY:

MIKE MORSE
SIOR | Partner

Direct: 785.228.5304
mike@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:
Suite 105	525 ^{+/-}	\$20.00	\$875.00

TENANT PAYS: Janitorial and minor interior maintenance.

LANDLORD PAYS: Landlord pays base year taxes, insurance, exterior maintenance, roof and structural maintenance, utilities and common interior maintenance.

BUILDING FEATURES: Excellent Wanamaker space with Wanamaker signage and ample front door parking. Features include multiple offices, reception area, and break room/work room.

LOCATION FEATURES: Located on Topeka's main retail corridor across from Target and one block from Westridge Mall.

