

FOR LEASE: OFFICE OR RETAIL BUILDING



**LEASE RATE
INCLUDES
ALL UTILITIES**

PROPERTY: 3625 SW 29th STREET, TOPEKA, KS 66614

LEASE RATE/MO: \$675-\$775/month
BUILDING SIZE: 2,816^{+/-} sq. ft.
LOT SIZE: 16,214^{+/-} sq. ft. per Shawnee Co.
YEAR BUILT: 1977
ZONING: O&I-2, Office and Institutional
CONSTRUCTION: Stud with masonry
PLUMBING: Shared Women's and Men's restrooms
HEAT & AIR SYSTEM: Forced heat with central air conditioning
PARKING: Paved parking
SIGNAGE: Signage available on 29th Street
TRAFFIC COUNTS: 21,530^{+/-} vpd on 29th St., east of Gage Blvd.



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENT(S):
SUITE 203:	624 ^{+/-}	\$9.00	\$468.00	N/A	Office space with private exterior entry, large reception or office area, and private office with window. Access to men's and women's restrooms. Mail drop slot on front door.
SUITE 203 and LOFT:	900 ^{+/-}	\$9.00	\$675.00	N/A	Combination of Suite 203 and Loft.
TENANT PAYS:	Janitorial and minor interior maintenance within the space.				
LANDLORD PAYS:	All Utilities, base year operating expenses excluding janitorial and minor interior maintenance.				
BUILDING FEATURES:	A multi-tenant building with front door parking and all utilities included .				
LOCATION FEATURES:	Located in a high traffic area on SW 29 th Street, east of Gage Blvd. allowing for quick access to I 470 Highway. Surrounded by retail, office, and multi-family.				

LEARN MORE:

BRADY LUNDEEN

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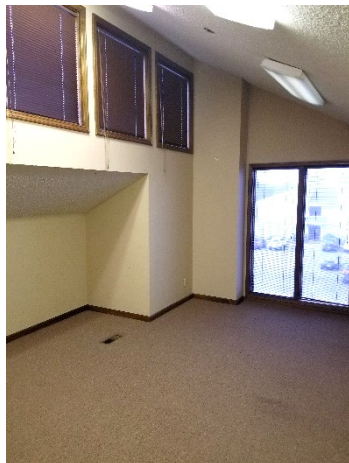
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	12,106	75,372	124,187
MEDIAN HOUSEHOLD INCOME:	\$46,331	\$44,374	\$44,329
TOTAL EMPLOYEES:	5,511	48,952	92,654



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