



**OFFICE SPACE
FOR LEASE**



Blake Bauer, CEO



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MARSHALL BUILDING 121 S 4TH ST MANHATTAN KS

Elevate your business in the historic Marshall Building, ideally located in the heart of downtown Manhattan, KS. This high-visibility landmark combines timeless character with modern amenities—perfect for companies seeking a prestigious address in a vibrant downtown setting.

SUITE 206 \$25.46 SF/Year Gross Lease

- 1,042 SF
- Corner suite location
- 3 private offices or 2 and a conference room
- Large open reception/work area
- Kitchenette
- Beautiful wood floors
- Abundant natural light
- Frosted glass office detailing





Local Favorites Close By:

El Patron Restaurant and Cantina
 Flight Crew Coffee
 Manhattan Brewing Company
 The Chef
 Tallgrass Tap House
 Bourbon and Baker
 AJ's Pizzeria
 Wine Dive

National Chains Close By:

Applebee's
 Chili's
 Starbucks
 Texas Road House

Public Parking:

Public lots highlighted in green
 Most street parking is 2 hours