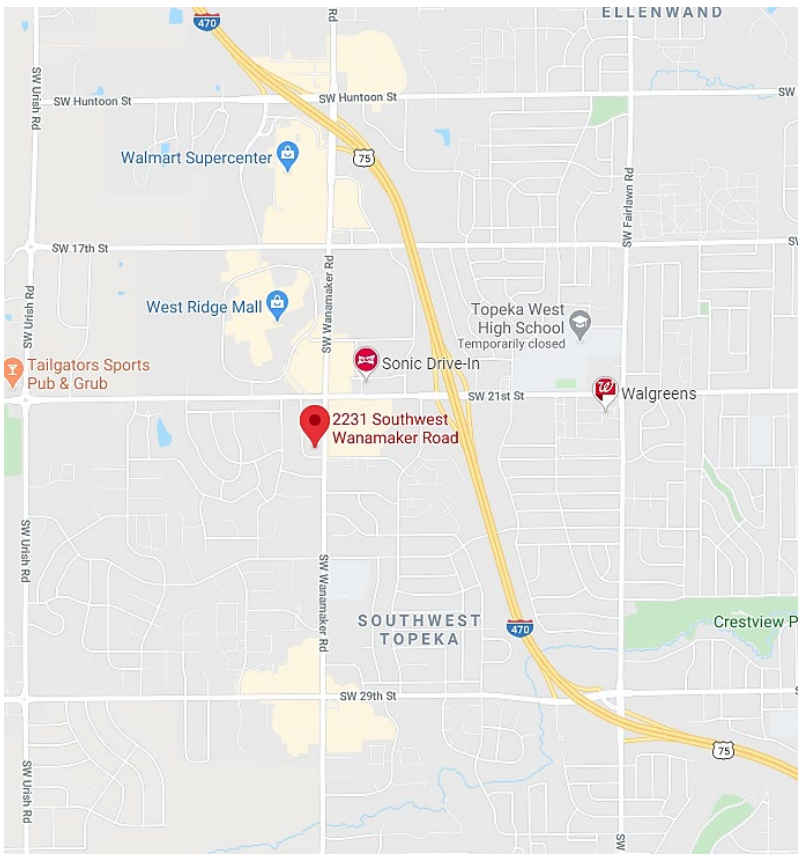




PROPERTY SUMMARY

LEASE RATE/SF/YR	\$18.00 /SF/YR
SPACE AVAILABLE	1,463 ^{+/-} 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:	COMMENTS:
SUITE 202:	1,463 ^{+/-}	\$18.00	\$ 2,194.50	Wanamaker Signage, front door parking, multiple offices, reception, and break/work room.
VIRTUAL TOUR: https://my.matterport.com/show/?m=ZgvJmQ2t2a3				
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.			

