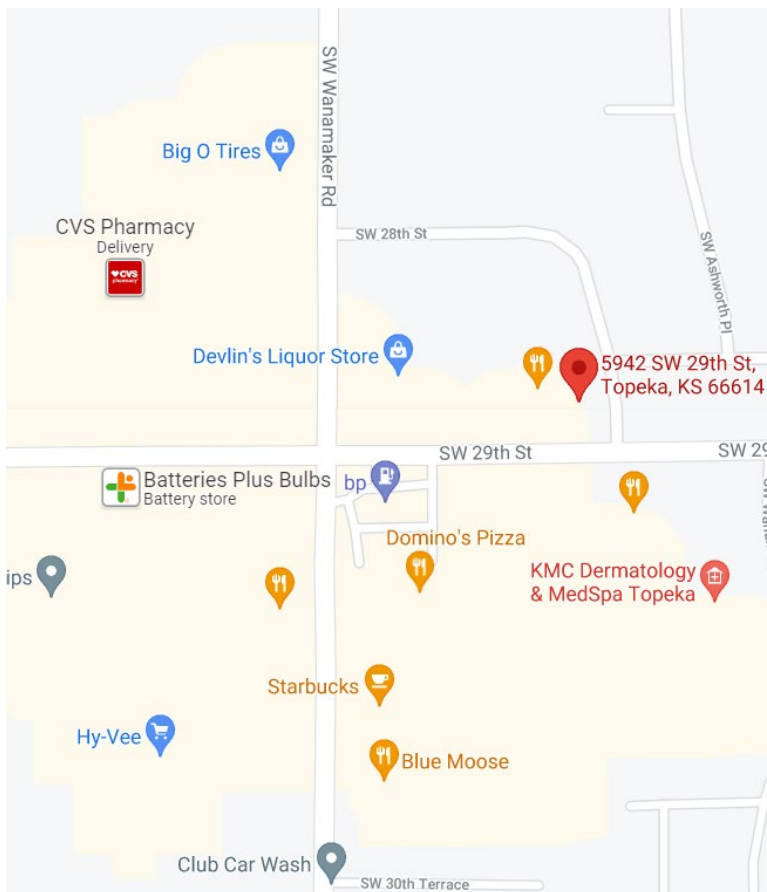


FOR LEASE | OFFICE SPACE
5942 SW 29TH STREET | TOPEKA, KS 66614



PROPERTY SUMMARY

LEASE RATE	\$16.00/SF/YR
AVAILABLE SPACE	First Level-850 ^{+/-} SF
BUILDING SIZE	5,940 ^{+/-} SF
LOT SIZE	18,133 ^{+/-} SF
ZONING	O&I-1; Office and Institutional
YEAR BUILT	1982
CONSTRUCTION	Wood and vinyl siding
PARKING	Front door parking
SIGNAGE	Signage available on 29th Street and door signage
HEAT & AIR SYSTEM	Forced air heat and central air conditioning
TRAFFIC COUNT	19,075 ^{+/-} vpd on 29 th Street

EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
FIRST LEVEL-SOUTHWEST:	850 ^{+/-}	\$16.00	\$1,133.33	Excellent small office space with 29th Street frontage. Has 2 offices, reception, and break/work area.

Virtual Tour Link: <https://my.matterport.com/show/?m=ATyb4vXu9r7>

LANDLORD PAYS: Base year operating expenses, taxes, insurance, systems maintenance, exterior maintenance, and structural maintenance.

TENANT PAYS: Utilities, janitorial and minor interior maintenance within the space.

BUILDING FEATURES: 2-story office building includes multiple office, reception, conference room, and front door parking.

LOCATION FEATURES: Located on 29th Street a block from Wanamaker Road. Fantastic visibility from 29th Street.