

FOR LEASE: OFFICE SPACE

COLLEGE PARK OFFICE SUITES

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC.



PROPERTY: **2611 SW 17th STREET, TOPEKA, KS 66604**

LEASE RATE/MONTH: \$245.00-\$875.00/month
 SPACE AVAILABLE: 93⁺ sq. ft. – 1000⁺ sq. ft.
 BUILDING SIZE: 5,976⁺ sq. ft.
 LOT SIZE: 10,568⁺ sq. ft.
 ZONING: C-2; Commercial
 PARKING: Paved, front door parking and private off-street parking at rear of the building
 TRAFFIC COUNT: 6,745⁺ vehicles per day on 17th Street

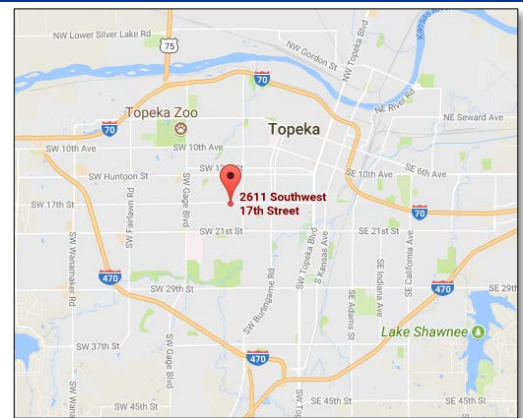
SPACE AVAILABLE:
 MISCELLANEOUS SUITES AVAILABLE. PLEASE SEE REVERSE SIDE FOR DETAILS
 Discounts available for multiple suites leased

LANDLORD PAYS: **Base year operating expenses, utilities, insurance, taxes, trash, and exterior maintenance.**
 TENANT PAYS: Janitorial

LOCATION FEATURES: Located on SW 17th Street; a few blocks west of Washburn University. Neighbors include Fuzzy's Taco Shop, Subway, Dairy Queen, Chez Yasu, and University Veterinary Care Center.

BUILDING FEATURES: 2-story office building offering virtual office space.

VIRTUAL OFFICE FEATURES:	Phone service	Private address (no P.O. Box)
	Conference room	Kitchenette (includes vending machines and coffee bar)
	Free package receiving	Free "Mail Check"
	Mail forwarding	Building security
	Off-street parking	Janitorial service options



LEARN MORE

BRADY LUNDEEN | AGENT

Direct: 785.228.5303
 brady@kscommercial.com

KANSAS COMMERCIAL REAL ESTATE SERVICES INC.

Main: 785.272.2525
 435 S Kansas Ave, Suite 200
 Topeka, Kansas 66603
www.KSCommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

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SPACE AVAILABLE:	SIZE _{SF} :	RATE _{MO} :	CHARGES _{MO} :	AVAILABILITY:	COMMENT(S):
SUITE 100:	93 ^{+/-}	\$275.00	N/A	IMMEDIATELY	Spaces available are virtual office spaces and include phone service, a business address, access to conference room, kitchenette area with vending machines and coffee bar, free package receiving and mail forwarding, off-street parking lot, building security, and options for janitorial service.
SUITE 102:	93 ^{+/-}	\$245.00	N/A	30 DAYS NOTICE	
SUITE 104:	93 ^{+/-}	\$245.00	N/A	IMMEDIATELY	
SUITE 105:	105 ^{+/-}	\$265.00	N/A	IMMEDIATELY	
SUITE 108:	105 ^{+/-}	\$265.00	N/A	IMMEDIATELY	
SUITE 101:	115 ^{+/-}	\$315.00	N/A	30 DAYS NOTICE	
SUITE 205:	146 ^{+/-}	\$275.00	N/A	IMMEDIATELY	
SUITE 209:	146 ^{+/-}	\$255.00	N/A	IMMEDIATELY	
SUITE 200:	166 ^{+/-}	\$275.00	N/A	IMMEDIATELY	
SUITE 109:	213 ^{+/-}	\$355.00	N/A	IMMEDIATELY	
SUITE 210:	289 ^{+/-}	\$355.00	N/A	IMMEDIATELY	
SUITE 211:	289 ^{+/-}	\$355.00	N/A	IMMEDIATELY	
COMBINATION:	600 ^{+/-}	\$650.00	N/A	IMMEDIATELY	
COMBINATION:	1,000 ^{+/-}	\$875.00	N/A	IMMEDIATELY	

**DISCOUNTS AVAILABLE FOR
MULTIPLE SUITES LEASED**

SUITE COMBINATIONS ARE NEGOTIABLE

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