

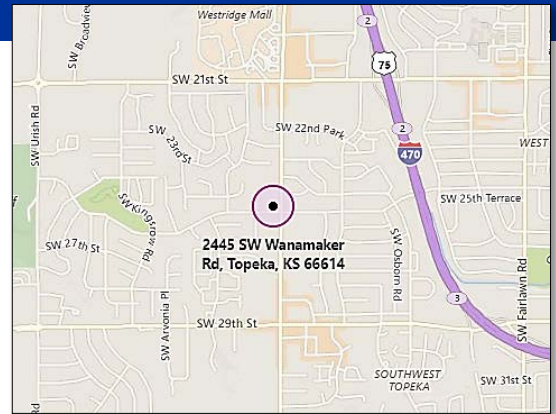
FOR LEASE: OFFICE/MEDICAL SPACE

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY: 2445 SW WANAMAKER, TOPEKA, KS 66614

LEASE RATE/SF/YR: \$16.00-\$19.00/sf/yr
 BUILDING SIZE: 14,720^{+/-} sq. ft. per Shawnee County
 LOT SIZE: 40,178^{+/-} sq. ft. per Shawnee County
 YEAR BUILT: 1994
 ZONING: O&I-1, Office and Institutional
 CONSTRUCTION: Steel Frame and EIFS Siding
 SIGNAGE: Signage on Wanamaker and SW 25th Street
 PLUMBING: Male and female restrooms on each level
 HEAT & AIR SYSTEM: Forced heat with central air conditioning
 PARKING: Large lot with front and rear parking
 TRAFFIC COUNT: 15,015^{+/-} vpd on Wanamaker Rd. at 25th Street



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENT(S):
Small Office: (1 st Level, West access)	500 ^{+/-}	\$19.00	\$791.67	NA	Two offices, reception, break sink, storage and Wanamaker signage.
Office: (1 st Level, West access)	2,092 ^{+/-}	\$16.00	\$2,789.33 NNN	\$8.50	Excellent medical space includes numerous operatories, private exams, lab, reception, office, and Wanamaker signage.

TENANT PAYS: Minor interior maintenance and janitorial.

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

BUILDING FEATURES: Medical/dental style office building with multiple offices, reception, break room, public & private restrooms.

LOCATION FEATURES: Highly visible and high traffic location at the traffic light corner of 25th St. and Wanamaker Rd. in the Wanamaker retail corridor. Adjacent to upper end housing and across the street from Christ the King Elementary School.



LEARN MORE:

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