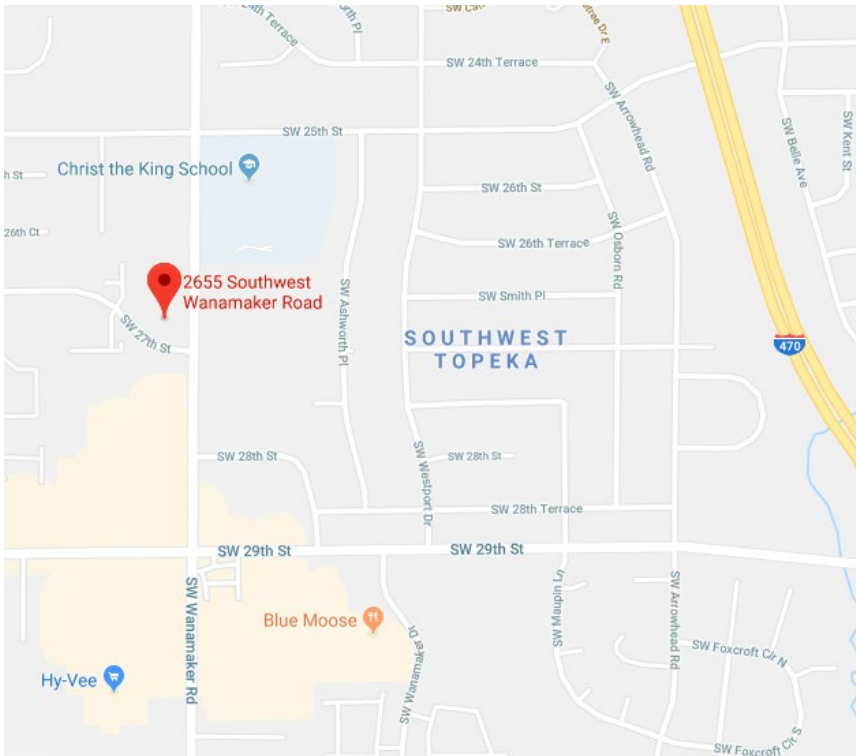


FOR LEASE | OFFICE SPACE

2655 SW WANAMAKER RD * TOPEKA, KS 66614



Property Summary

AVAILABLE SF	540 - 2,400 SF
LEASE RATE	\$16.22 - 22.00 SF/YR
BUILDING SIZE	12,667 SF
BUILDING CLASS	A
YEAR BUILT	1990
LOT SIZE	62,119 SF
ZONING	C-2, COMMERCIAL
PARKING	FRONT DOOR PARKING
SIGNAGE	MONUMENT SIGNAGE
CROSS STREETS	27 TH STREET & WANAMAKER RD
TRAFFIC COUNT:	15,015 ⁺ vpd on Wanamaker Road

One-story office building with multiple suites, front door parking and additional parking surrounds building. Signage available on Wanamaker Road.

Located on SW Wanamaker Road and SW 27th Street. Wanamaker Road is one of the busiest districts in Topeka featuring national, regional and local retail businesses and many offices. Hy-Vee Grocery is within a block and West Ridge Mall is just a few blocks north.

EXCLUSIVELY LISTED BY:

BRADY LUNDEEN
Agent

Direct: 785.228.5303
brady@kscommercial.com

FOR LEASE | OFFICE SPACE

2655 SW WANAMAKER RD * TOPEKA, KS 66614

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



SPACE AVAILABLE:	SIZE/sf:	RATE/sf/YR:	RATE/MO:	COMMENTS:
SUITE D:	540 ^{+/-}	\$16.66	\$750.00	Large private office with windows and front door parking. Great signage options available.
SUITE G:	867 ^{+/-}	\$22.00	\$1,589.50	Corner suite with 3 offices, large reception/work area, storage/file room, and private entrance with front door parking. Great signage options.
SUITE I (DIVIDED):	1,246 ^{+/-}	\$18.00	\$1,869.00	Divided suite; 2 offices with large reception/work area, front door parking, private entrance, and windows facing Wanamaker Rd.
SUITE I:	2,400 ^{+/-}	\$18.00	\$3,600.00	Multiple offices with large reception, bull pen area, front door parking, private entrance, and windows facing Wanamaker Rd. – Confirm availability

LANDLORD PAYS: Taxes, insurance, utilities, systems maintenance, exterior maintenance, interior maintenance, and common area maintenance.

TENANT PAYS: Janitorial expenses.

BUILDING FEATURES: A one-story office building with multiple tenants including Security 1st Title, American Family Insurance, Travel Leaders, and Edward Jones. Building includes Wanamaker signage and plentiful parking surrounding the building.

LOCATION FEATURES: Excellent Southwest location on Wanamaker Road within a block of Village West Shopping Center, Hy-Vee Grocery, Foxcross Shopping Center, McDonald's Starbucks, Blue Moose Bar and Grill, and many more retailers and businesses. West Ridge Mall, Target and other major retailers are north a few blocks.



