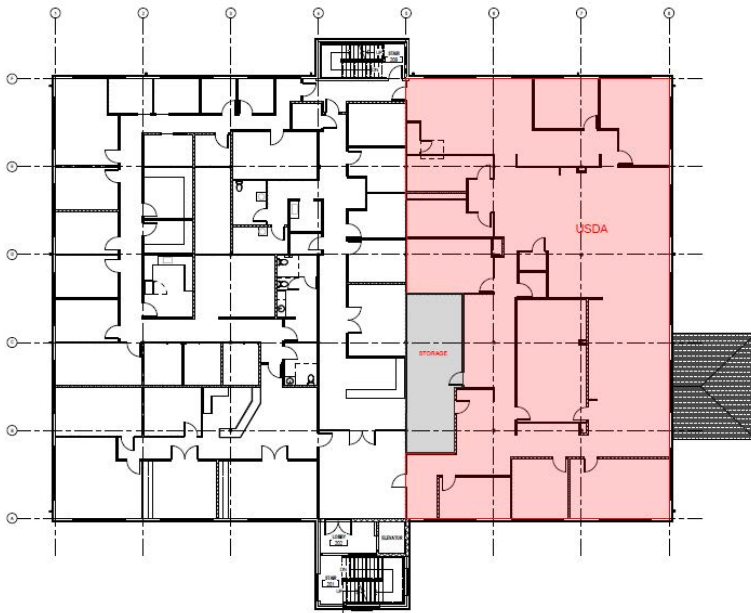


2641 SW WANAMAKER ROAD

Topeka, KS 66614



2nd Level Floor Plan-
Available space in pink

**PROPERTY DESCRIPTION**

Beautiful 3-story brick office building in the popular Wanamaker corridor.

PROPERTY HIGHLIGHTS

- Monument and building signage on Wanamaker
- Natural light provided by large windows
- Elevator for second and third floor convenience
- Easy access to I-470
- Great neighboring office and retail tenants

Virtual Walk-Thru Link

<https://my.matterport.com/show/?m=6DUruHBn6Bb>

Listed By:

MIKE MORSE
Partner, SIOR
785.228.5304
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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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Topeka, KS 66614

OFFERING SUMMARY

Lease Rate	\$23.00/SF/yr
Building Size:	32,136 ^{+/-} SF
Available SF:	1,200 ^{+/-} - 5,560 ^{+/-} SF
Year Built:	2007
Renovated:	2023
Zoning:	C-2; Commercial
Traffic Count	13,410 ^{+/-} VPD
Signage:	Monument on Wanamaker
Parking:	Parking surrounds the building with an overflow lot to the north

SPACE/SIZE2nd Level - 5,560^{+/-} SF3rd Level - 1,200^{+/-} SF**LEASE RATE**

\$23/SF/yr

\$23/SF/yr

BASE RATE

\$10,657.00 AVAILABLE 1/1/25

\$2,300.00 AVAILABLE 4/1/25^{+/-}

Landlord pays all base year operating expenses excluding janitorial and minor interior maintenance.

Tenant pays janitorial and minor interior maintenance.

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2nd Floor

