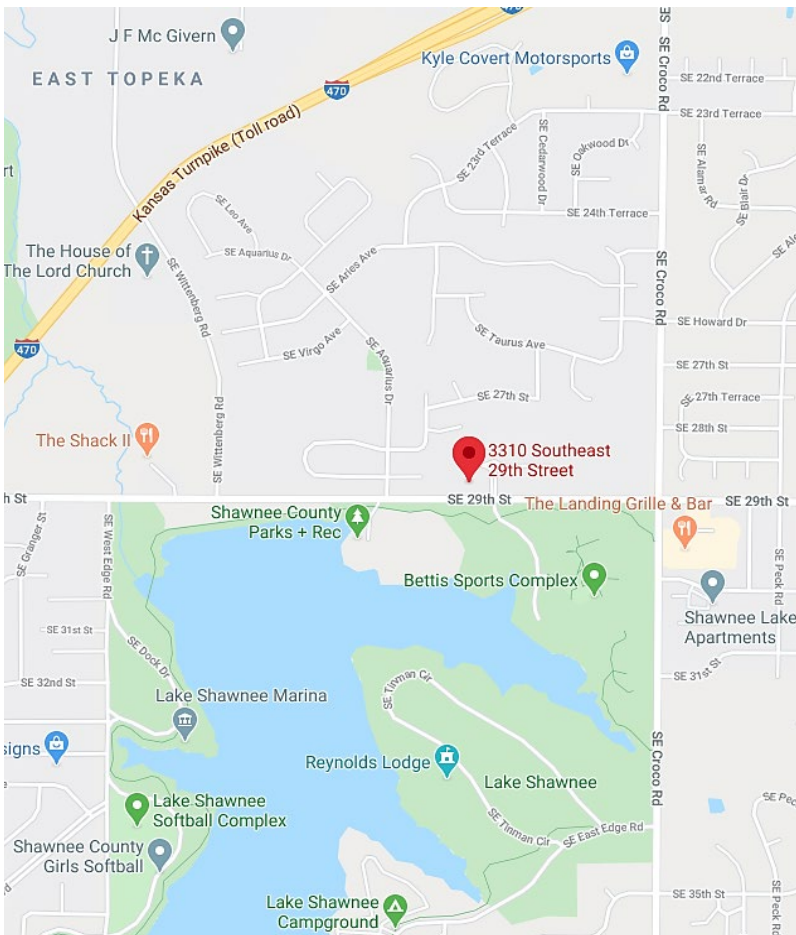


FOR SUB-LEASE | RETAIL SPACE
3310 SE 29th STREET | TOPEKA, KS 66605



PROPERTY SUMMARY

LEASE RATE	\$16.00/SF/YR
SPACE AVAILABLE	7,339 ^{+/-} SF
BUILDING SIZE	14,217 ^{+/-} SF
LOT SIZE	40,574 ^{+/-} SF
ZONING	PUD
YEAR BUILT	2007
PARKING	Ample parking including front door parking
TRAFFIC COUNT	9,025 ^{+/-} vpd – 29 th 7,925 ^{+/-} vpd – Croco Rd.

EXCLUSIVELY LISTED BY:

MARK REZAC
Partner

Direct: 785.228.5308
mark@kscommercial.com

MIKE MORSE
SIOR | Partner

Direct: 785.228.5304
mike@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENTS:
SUITE 300:	7,339 ^{+/-}	\$16.00	\$9,785.33	\$5,528.71	Former medical space. Features offices, exam rooms, reception, and break room.

360WALK-THRU: <https://my.matterport.com/models/fvhg5yrmTr>

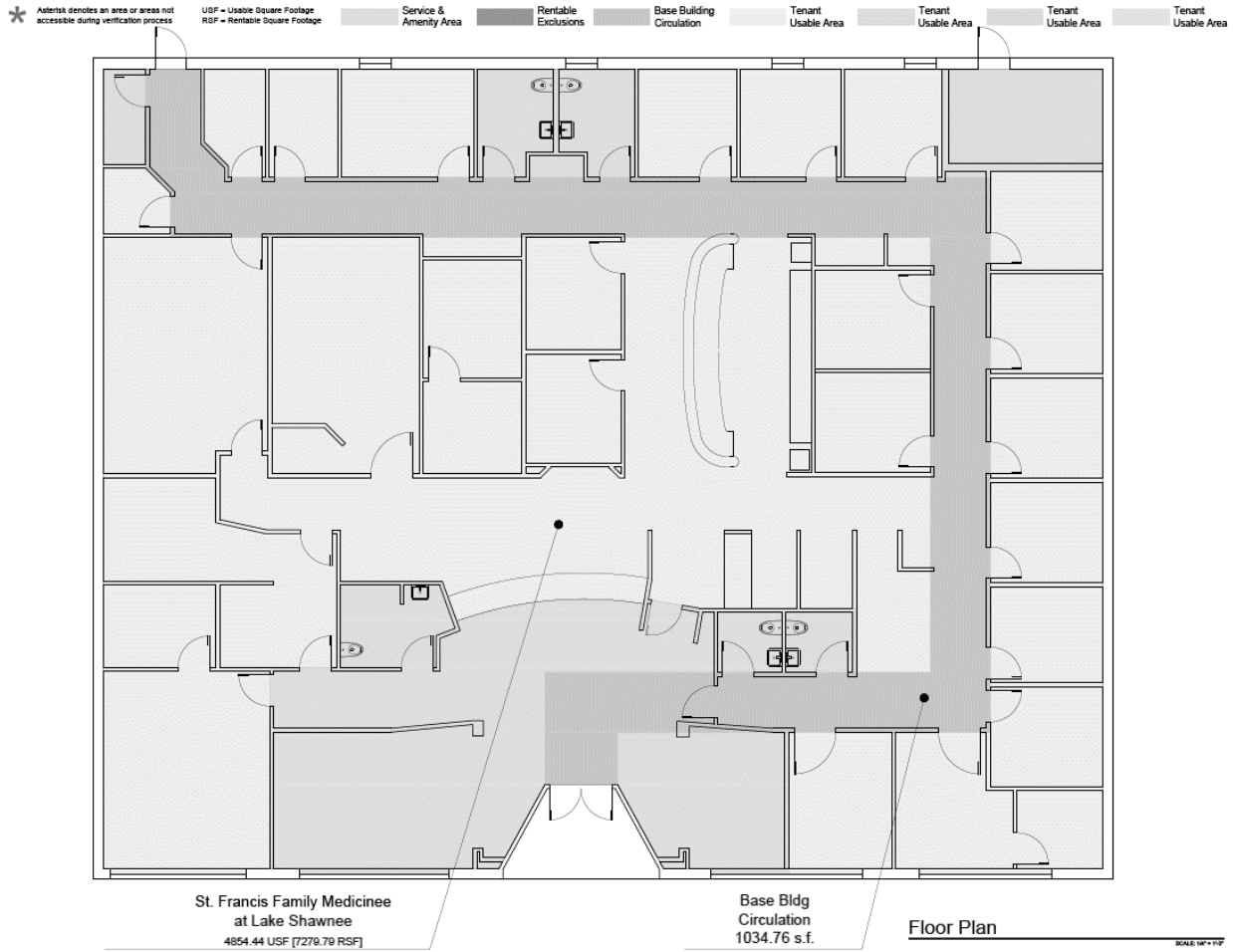
SUB-TENANT PAYS: Janitorial, utilities, interior maintenance, pro-rata share of common area maintenance, shopping center insurance and real estate taxes.

LANDLORD PAYS: Roof and structural maintenance

BUILDING FEATURES: Aquarian Retail Center. Tenants include Capitol Federal, St. Francis Health, Glory Days Pizza and Edward Jones.

LOCATION FEATURES: Excellent location and visibility located across from Lake Shawnee and Bettis Family Sports Complex at SE 29th Street and Croco Road.





ARDENT HEALTH SERVICES
 St. Francis Family Medicine
 at Lake Shawnee
 3310 SE 29th Street
 Topeka, KS 66605

Southwest Reimbursement Group, LLC
 4400 Airport Way, Suite 105, Brentwood, TN 37027
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ASA
 ADMINISTRATIVE SUPPORT SERVICES
 C.A.D. SERVICES