

FOR LEASE

# 2900 SW WANAMAKER DR

2900 SW Wanamaker Dr, Topeka, KS 66614

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC



Located on the southeast corner of 29th St & Wanamaker Dr. Excellent visibility and access with over 19,000 vehicles per day along 29th St. New LED monument signage along 29th Street for advertising.

## OFFERING SUMMARY

Lease Rate	\$18.50 SF/yr
Building Size	13,878 <sup>+/-</sup> SF
Available Space	960 <sup>+/-</sup> SF
Year Built	1983
Zoning	C-4 COMMERCIAL

## DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	5,570	26,087	47,527
Total Population	11,926	54,395	97,204
Average HH Income	\$75,226	\$76,614	\$68,279

## SPACES LEASE RATE RATE/MO

960 <sup>+/-</sup> SF	\$18.50/SF/yr	\$1,480.00
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Tenant pays janitorial and minor interior maintenance.

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

Listed By:



**MIKE MORSE**

785.228.5304

mike@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.

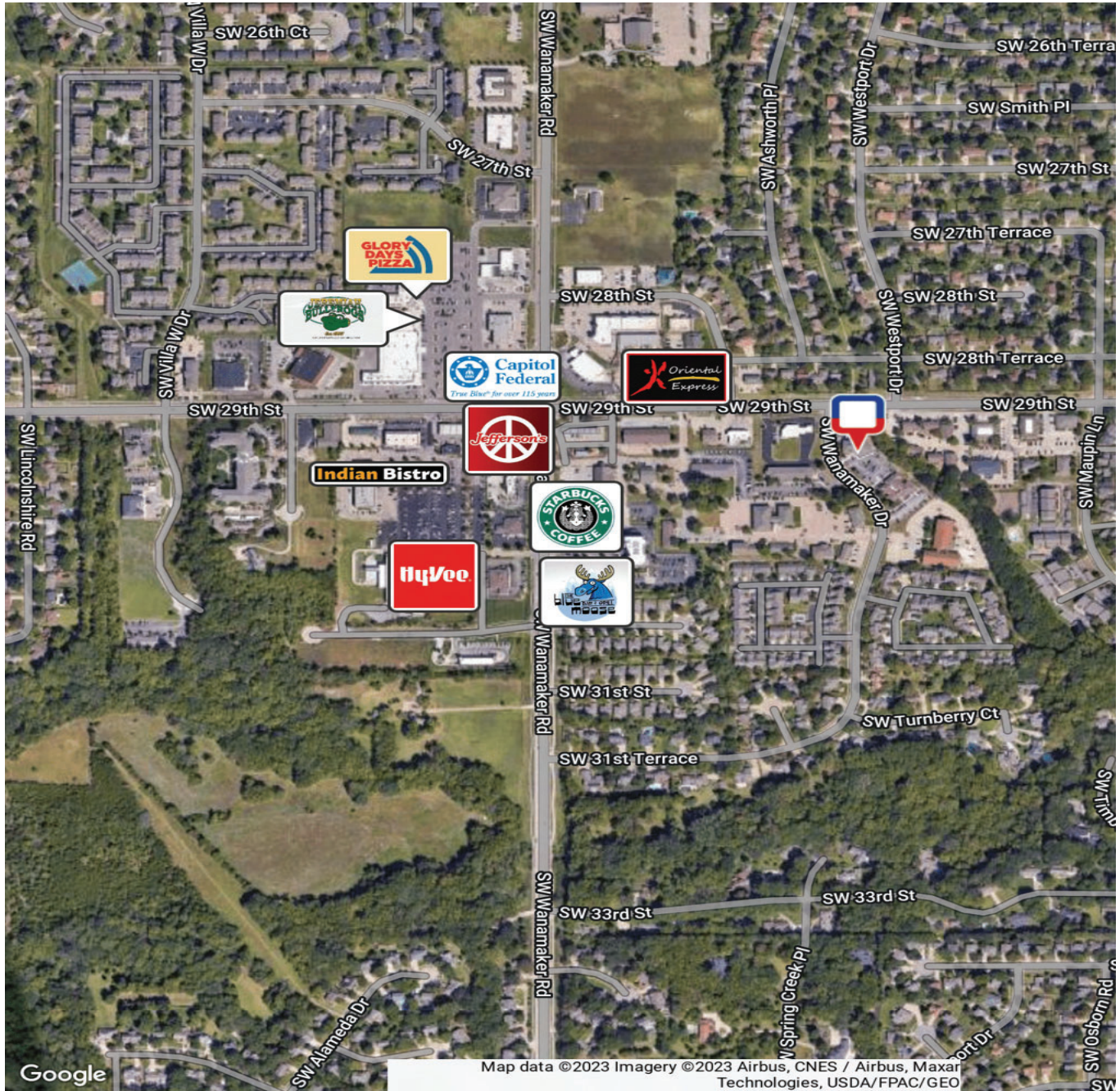
**KS Commercial Real Estate Services, Inc. // 104 S 4th St, Suite 207, Manhattan, KS 66502 // 785.272.2525 // kscommercial.co**

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