

FOR LEASE

# 2942 SW WANAMAKER DRIVE

Topeka, KS 66614

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC.



## PROPERTY DESCRIPTION

This is a two-story office building in a quiet neighborhood. Attractive office space with an elevator and a large parking lot wrapping the building including front-door parking. Located in the Woodside Office Park near 29th & Wanamaker, just minutes from I-470.

## HIGHLIGHTS

- Private entrances
- Private secondary exit
- Front door parking
- Building signage
- Monument signage

## OFFERING SUMMARY

Lease Rate	\$19.00 SF/yr
Building Size	35,140 <sup>+/-</sup> SF
Available Space	5,599 <sup>+/-</sup> SF
Lot Size	2.31 <sup>+/-</sup> Acres
Year Built	1987
Zoning	C4
Heat & Air System	Forced heat and central air
Signage	Monument signage
Parking	Ample and front-door

Listed By:



**MIKE MORSE**

Partner, SIOR

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.

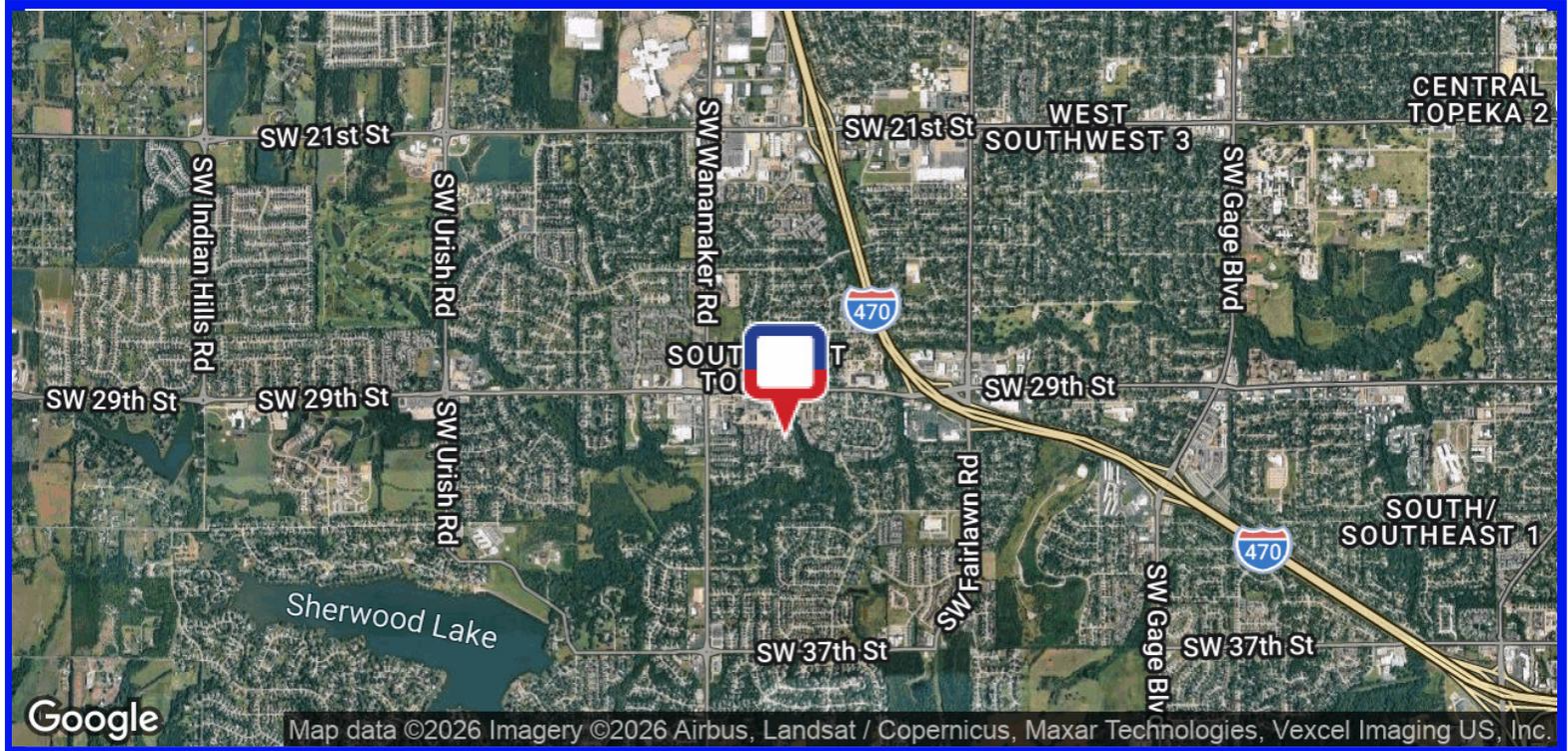
**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com**

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<b>SPACES</b>	<b>SPACE SIZE</b>	<b>LEASE RATE</b>	<b>RATE/MO</b>
Suite 101 N	5,599 <sup>+/-</sup> SF	\$19.00 SF/yr	\$8,865.08

This is a main-level suite with a private entrance. The space can be divided.

**VIRTUAL TOUR LINK:** <https://my.matterport.com/show/?m=Y27xqMQgM1K>

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

Tenant pays janitorial and minor interior maintenance within the leased space.

Listed By:



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