

FOR LEASE

PROFESSIONAL OFFICE SPACE

623 N Manhattan Ave, Manhattan, KS 66502

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Newly renovated, spacious professional office space positioned at the main entrance to Aggieville - the vibrant heart of Manhattan, Kansas. This prime location offers an unparalleled opportunity to be part of the rich tapestry of this historic shopping district, which has something exciting for everyone. Serving as a focal point for entertainment, dining, shopping, and social gatherings, Aggieville is home to over 100 businesses, creating a dynamic and bustling environment for both work and play. Nestled directly across from the renowned Kansas State University, voted the number 1 University in Kansas and boasting the best quality of life per The Princeton Review, this office space enjoys exceptional visibility and accessibility. Manhattan itself serves as a hub for a three-county, 130,000 population regional area, standing as a leader in education, trade, health care, entertainment, culture, and communication. This renovated professional office space presents an exceptional opportunity to position your business at the heart of this thriving community. Boasting modern amenities, ample space, and a location that offers unparalleled convenience, this is the perfect setting to establish or grow your business. Don't miss the chance to become part of this dynamic and influential area - inquire now to secure your place in the heart of Manhattan's vibrant business landscape.

OFFERING SUMMARY

Lease Rate	\$16.50 SF/yr (NNN)
Building Size	28,535 SF
Available Space	12,182 SF
Zoning	CA - Aggieville (Formerly C-3)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,768	20,178	25,427
Total Population	16,547	46,858	58,793
Average HH Income	\$35,258	\$53,593	\$62,413



Listed By:

BRADY LUNDEEN
785.225.5303
brady@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.

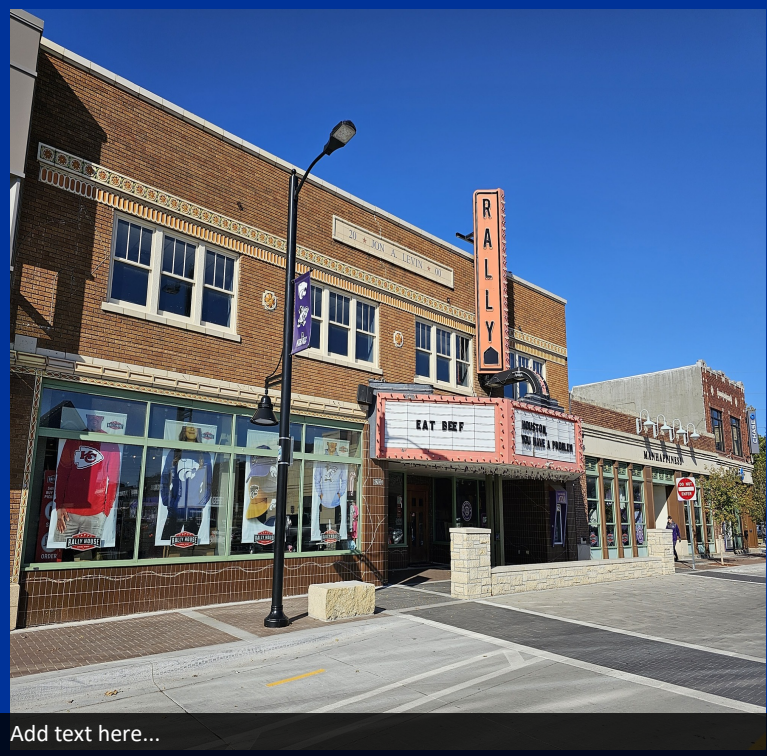
KS Commercial Real Estate Services, Inc. // 104 S 4th St, Suite 207, Manhattan, KS 66502 // 785.272.2525 // kscommercial.co

FOR LEASE

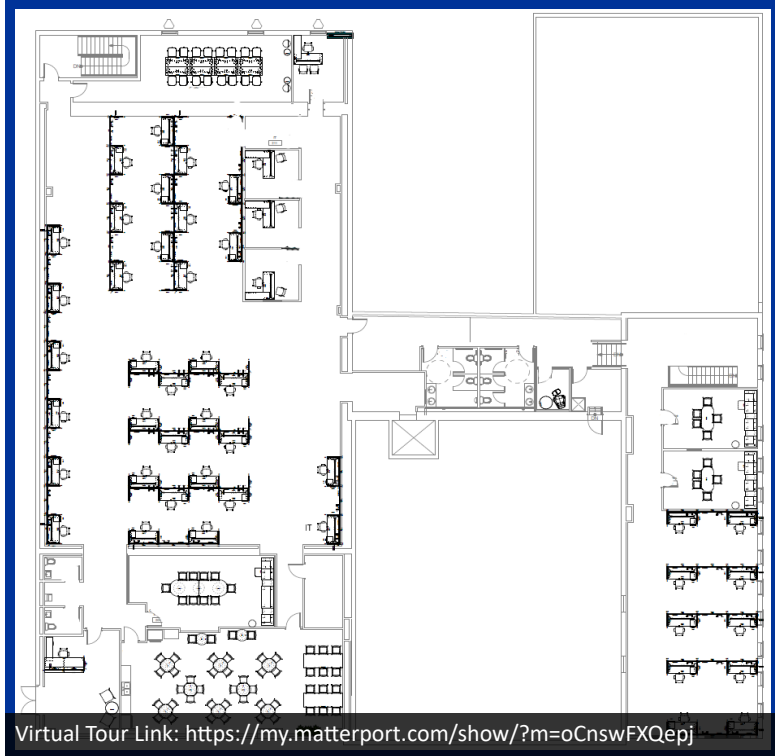
PROFESSIONAL OFFICE SPACE

623 N Manhattan Ave, Manhattan, KS 66502

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



Add text here...



Virtual Tour Link: <https://my.matterport.com/show/?m=oCnswFXQepj>

PROPERTY HIGHLIGHTS

- Fully renovated mix of large open work areas with customizable workstations, private offices, and conference/meeting rooms.
- Prime Location at the main entrance to Aggieville directly across from Kansas State University
- Walking distance to shopping, dining, and entertainment in Manhattan's Prime Entertainment District featuring over 100 businesses.
- Doorside parking available on Anderson Ave (North Entrance)
- Entry to office directly from the new 453-stall Aggieville Parking Garage (South Entrance)
- Large Break Room with Kitchenette, Sinks, and dishwasher
- Elevator



Listed By:

BRADY LUNDEEN
785.225.5303
brady@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

FOR LEASE

PROFESSIONAL OFFICE SPACE

623 N Manhattan Ave, Manhattan, KS 66502

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



Listed By:

BRADY LUNDEEN
785.225.5303
brady@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

FOR LEASE

AGGIEVILLE DISTRICT

623 N Manhattan Ave, Manhattan, KS 66502

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



Listed By:

BRADY LUNDEEN
785.225.5303
brady@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