

FOR LEASE

6220 SW 29TH STREET

Topeka, KS 66614

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.

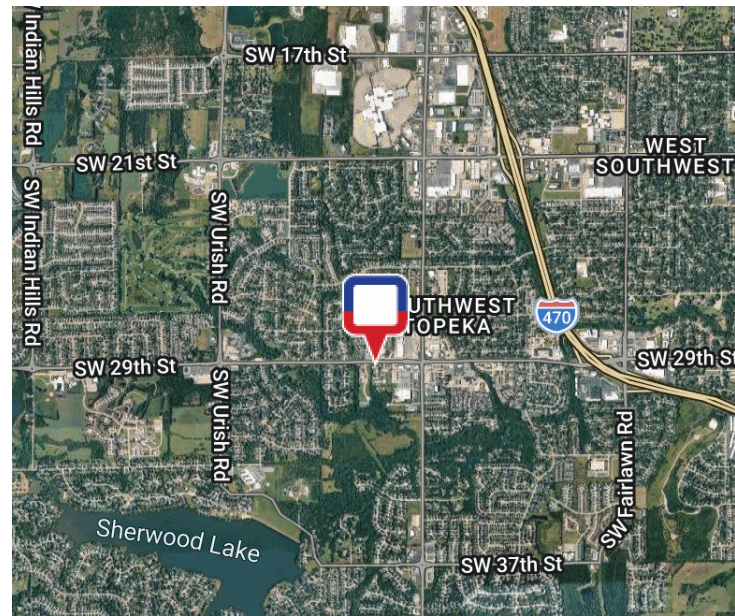


PROPERTY DESCRIPTION

One-story office building with front-door parking and 29th Street frontage and signage. Located west of Villa West Shopping Center and west of Wanamaker Road on the north side of 29th Street. Surrounded by residential, office, and retail development.

OFFERING SUMMARY

Lease Rate	\$22 SF/yr
Building Size	14,745 [±] SF
Available Space	4,402 [±] SF
Lot Size	1.725 [±] Acres
Year Built	1980
Year Renovated	2015
Zoning	C-4; Commercial
Parking	Paved lot with 92 stalls
Traffic Counts	13,285 [±] VPD



Listed By:

MIKE MORSE

Partner, SIOR

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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.

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

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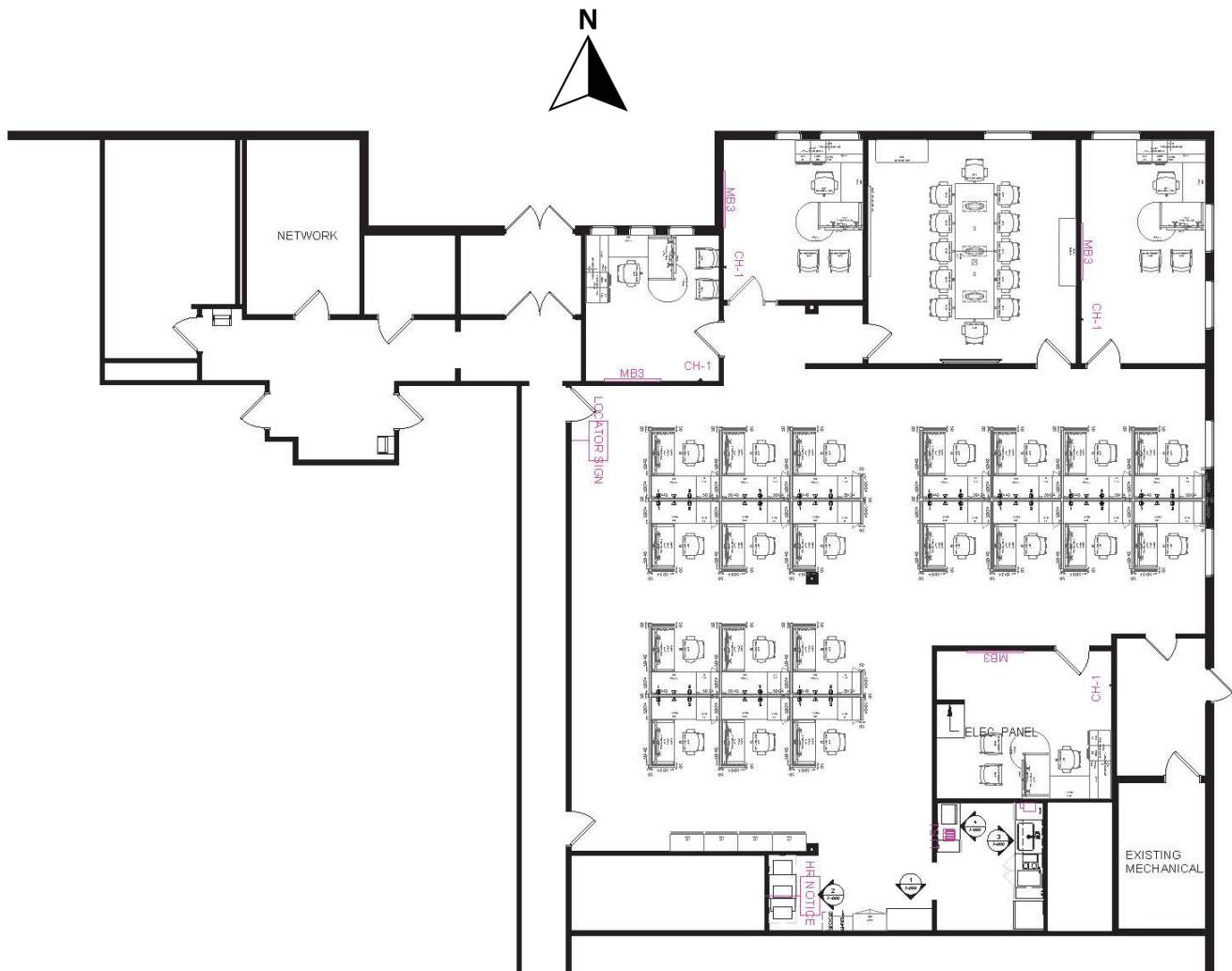
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SPACE	LEASE RATE	SPACE SIZE	BASE RATE/MO	COMMENTS
Suite 202	\$22.00 SF/yr	4,402 ^{+/-} SF	\$8,070.33	This first-floor space is ideal for an open office, and offices can be added. 5-1 parking ratio.

Landlord is responsible for roof and structure.

Tenant is responsible for their pro-rata share of common area maintenance, real estate taxes, owner insurance, interior maintenance, utilities, and janitorial.



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