

KFB PLAZA

"CLASS A" OFFICE SPACE
FOR LEASE



2627 KFB PLAZA, MANHATTAN, KS 66503

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



KFB PLAZA

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BUILDING DETAILS

One of the most prestigious Class "A" office locations in Manhattan offering a corporate office image with fantastic views of the city, Kansas State University, and Snyder Family Stadium.

Building Size:	215,000 ^{+/-} sq. ft.
Space Available:	Varies, see agent to confirm availability
Lease Rate:	\$18.50/sf/yr
Lease Terms:	Full service, Gross Lease; landlord pays all operating expenses from gross rent payments.
Private Office:	A typical private office is 12' x 12' and 12' x 16', with large exterior and interior windows.
Number of Floors:	Four (4), plus lower service level.
Climate Control:	VAV controlled, HVAC system allows for zone control of partial floor spaces.
Parking:	665 ^{+/-} Spaces
Loading Docks:	Two Service docks and large central service elevator behind the lobby of the building.
Elevators:	Two secure, access only, passenger elevators service the lobby of the building. Both elevators were renovated in 2019.
Building Systems:	Updated boiler/chiller systems. VAV controlled offices.
Furniture:	Executive office furniture, systems furniture, and filing systems available, at a negotiated rate, according to a separate rent schedule. Furniture rental is full service and includes add, moves and changes.
Meeting Rooms:	From large cafeteria level spaces seating 30-40 people to corporate training rooms. Corporate training room with AV projectors and screens available according to KFB schedule.
Commissioned Art:	Kansas Farm Bureau is a major sponsor of Kansas Arts. The building hosts a collection of prairie landscape and agricultural themed original works of art including paintings, sculpture, etc.

BUILDING SERVICES

Dining:	On site dining room with breakfast and lunch service, on site catering, vending, and coffee service.
Catering:	Available as necessary, provided tenant contracts with staff for up to maximum 250 people. Extremely unique service, tenants will be allowed access to the cafeteria and private dining rooms for meetings etc. as negotiable.
Security:	Surveillance, access control and on-site security staff 24 –7.
Data Center:	100-1,000 ^{+/-} sq. ft. data room, with server, cloud location, ground strip water detection, and raised floor. Space is available per lease negotiation or could be leased separately for cloud server users.
Fitness Facility:	Nominal membership fees or as negotiated per the lease, locker rooms and fitness center located on service level. Upgraded fitness center.

"CLASS A" OFFICE

OFFICE SPACE FOR LEASE



BUILDING OVERVIEW

One of the most prestigious Class "A" office locations in Manhattan offering a corporate office image with fantastic views of the City, Kansas State University, and Snyder Family Stadium.

Manhattan's Premier "Class A" office building featuring 24/7 Security Desk in front lobby, "Class A" interior finishes and a nicely furnished lobby for meeting guests. Two restaurants, Coco Bolo's and Cox Brothers, provide food service in the newly remodeled, sleekly re-designed cafeteria (Fall 2019), numerous meeting and conference facilities, redesigned fitness center coming soon and other amenities included in most full service leases.

Tenants in the building include Kansas Farm Bureau, Rain and Hail, and MKC.

More information can be found at:

<https://www.crexi.com/lease/properties/35043/kansas-2627-kfb-plaza>

AVAILABLE SF	1,762 – 17,527 ^{+/-} SF
LEASE RATE	\$18.50/SF/YR
ADDITIONAL CHARGES	NA
BUILDING SIZE	215,000 SF
RENOVATED	Ongoing Improvements
ELEVATOR	2 Passenger
FLOORS	Four plus lower service level
SIGNAGE	Interior lobby signage
PARKING	665+ Spaces

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SPACE AVAILABLE FOR LEASE

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:
SUITE 110E:	17,527 ^{+/-}	\$18.50	\$27,020.79
COMMENTS:	Full-wing office suite upgraded in 2017. Suite features 25+ multiple private offices on the perimeter with windows allowing for natural lighting and stunning views. Remaining area includes large open cubicle area and workrooms. Monument signage space available with qualified lease.		
	360 Walk-thru:	https://my.matterport.com/show/?m=kg4Vzvvp5a	
SUITE 103W:	1,522 ^{+/-}	\$18.50	\$2,346.42
COMMENTS:	Premier location within KFB Plaza. Four room office suite with three private offices; two with fantastic southwest views, wildlife, sunsets, Flint Hills scenery, and copious natural light, and open cube space or reception. Suite is close to amenities, i.e. Cafeteria, Lobby, Executive Dining room, etc. Tenant Improvements and Office Furniture Lease Negotiable.		
SUITE 105W:	1,762 ^{+/-}	\$18.50	\$2,716.42
COMMENTS:	Premier location within KFB Plaza. Four room office suite with three private offices; two with fantastic southwest views, wildlife, sunsets, Flint Hills scenery, and copious natural light, and open cube space or reception. Suite is close to amenities, i.e. Cafeteria, Lobby, Executive Dining room, etc. Tenant Improvements and Office Furniture Lease Negotiable.		
SUITE 200W:	8,545 ^{+/-}	\$18.50	\$13,173.54
COMMENTS:	Available Spring 2022. Includes Suites 206W and 207W. Fantastic Views, incredible office space comprising the entire 2nd Floor West wing of the building. Corporate training room adjoins the space. Monument signage space available with qualified lease.		
	360 Walk-thru:	https://my.matterport.com/show/?m=e6qwbaecxTZ	
SUITE 207W:	4,659 ^{+/-}	\$18.50	\$7,182.63
COMMENTS:	Team IT, Staff Training, sales force development are ideal uses for this LARGE, ten room office suite with 8 private offices, conference room, work room, and huge "L" shaped cube/open office area. Could be configured for 5-7 person team collaboration. Incredible Flint Hills view with wildlife, courtyard and pond. Adjacent to Corporate Training Center which can be reserved for tenant use. Space is leased Mo-Mo. Could be available for long term lease.		

LEASE TERMS

Full service, Gross Lease; landlord pays all operating expenses from gross rent payments.



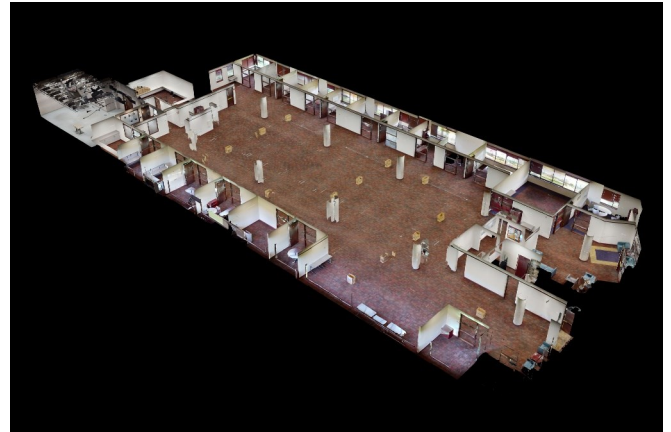
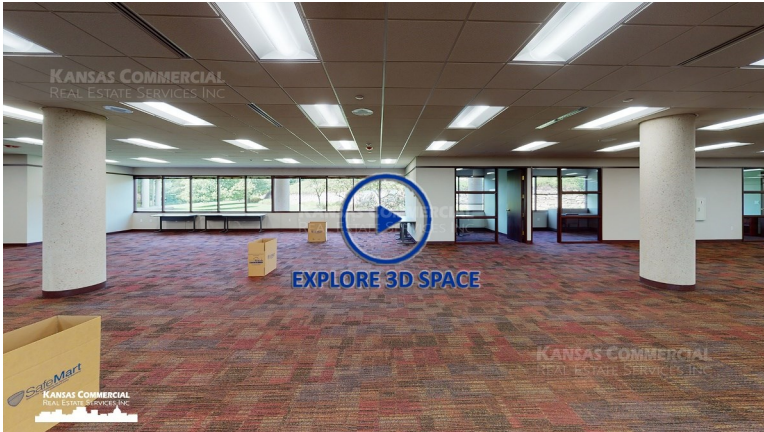
All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal 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.

"CLASS A" OFFICE

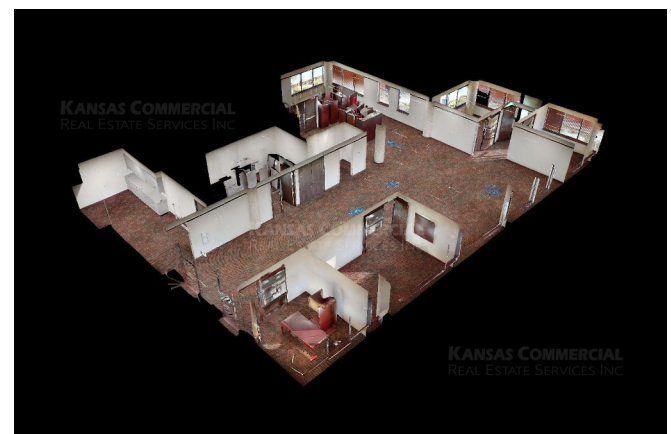
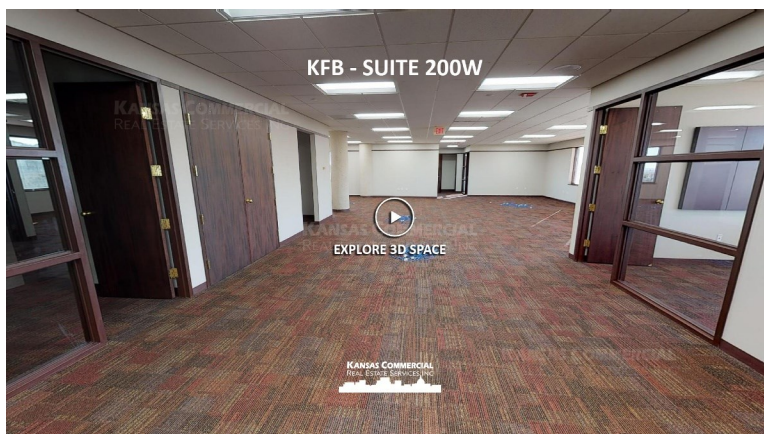
OFFICE SPACE FOR LEASE

1st FLOOR EAST

Check out these spaces online. We have created an online experience to give you a true sense of the space.



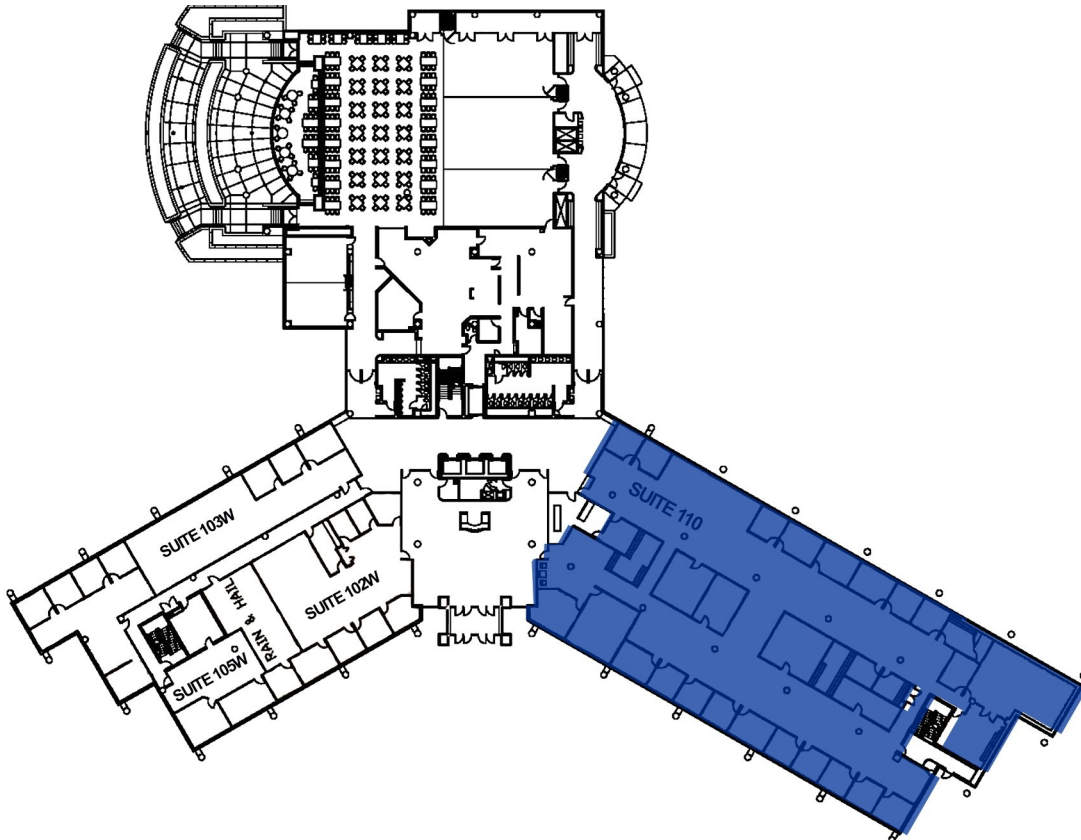
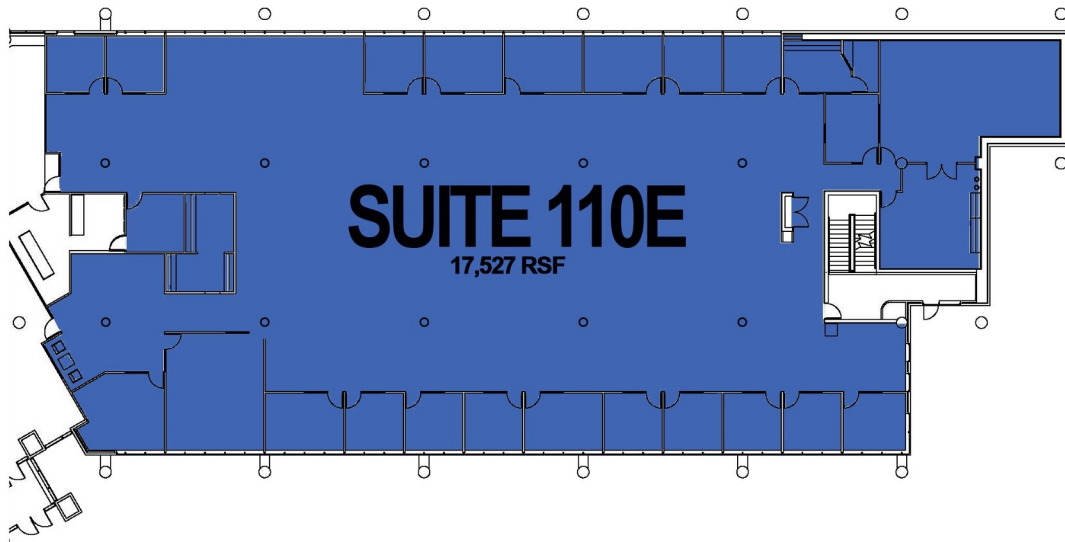
2nd FLOOR WEST



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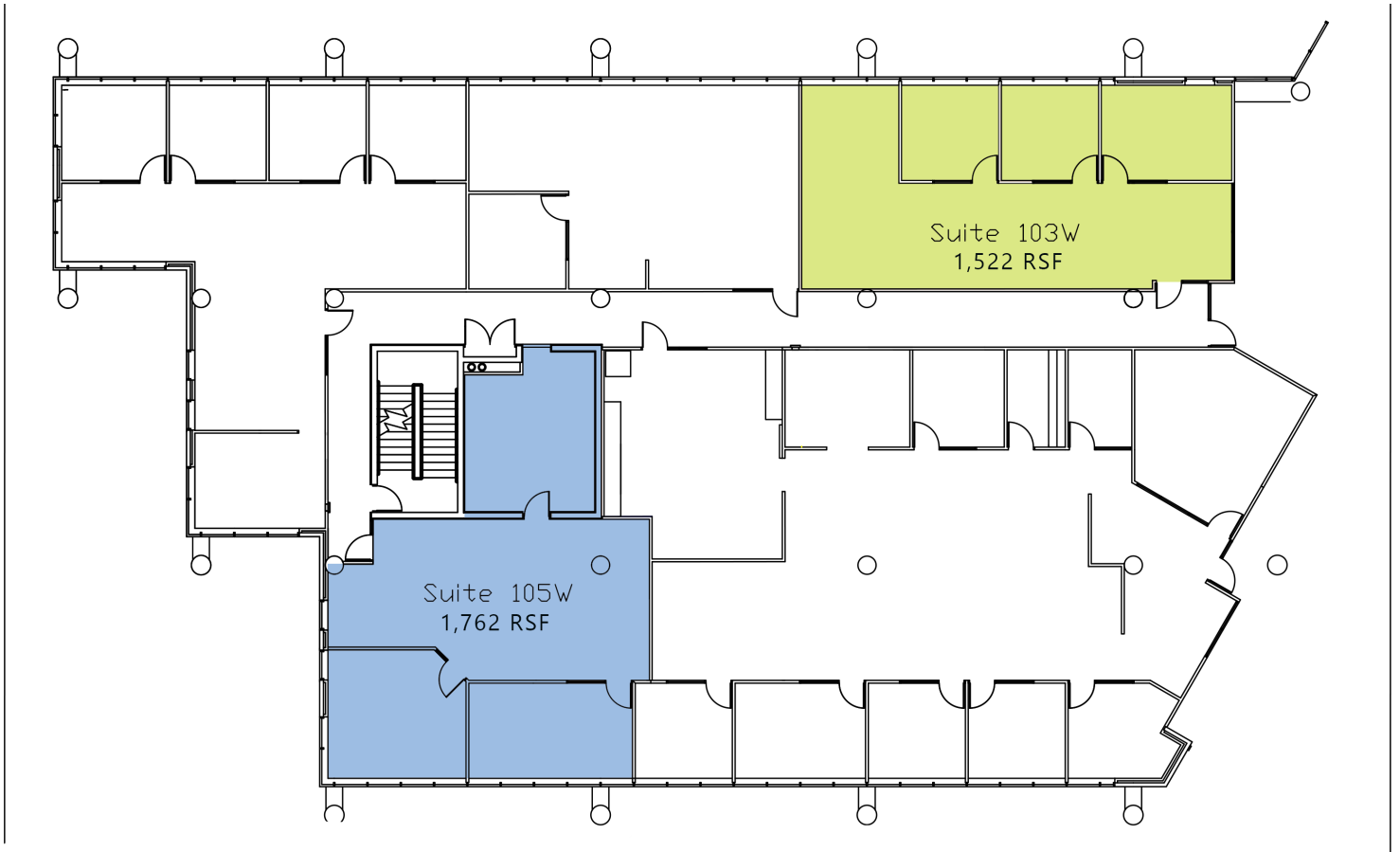
1st FLOOR EAST



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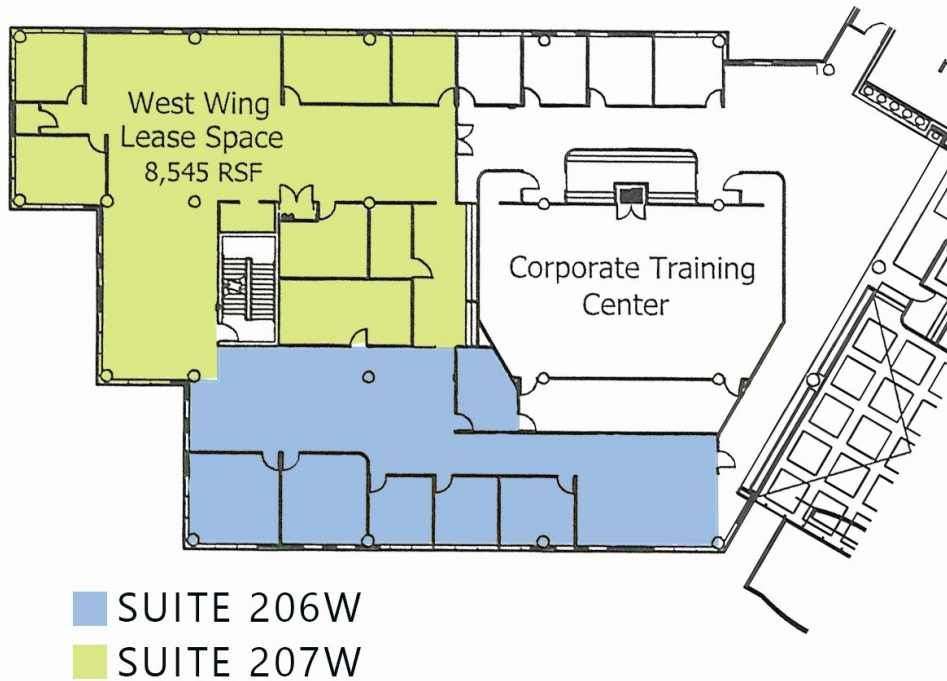
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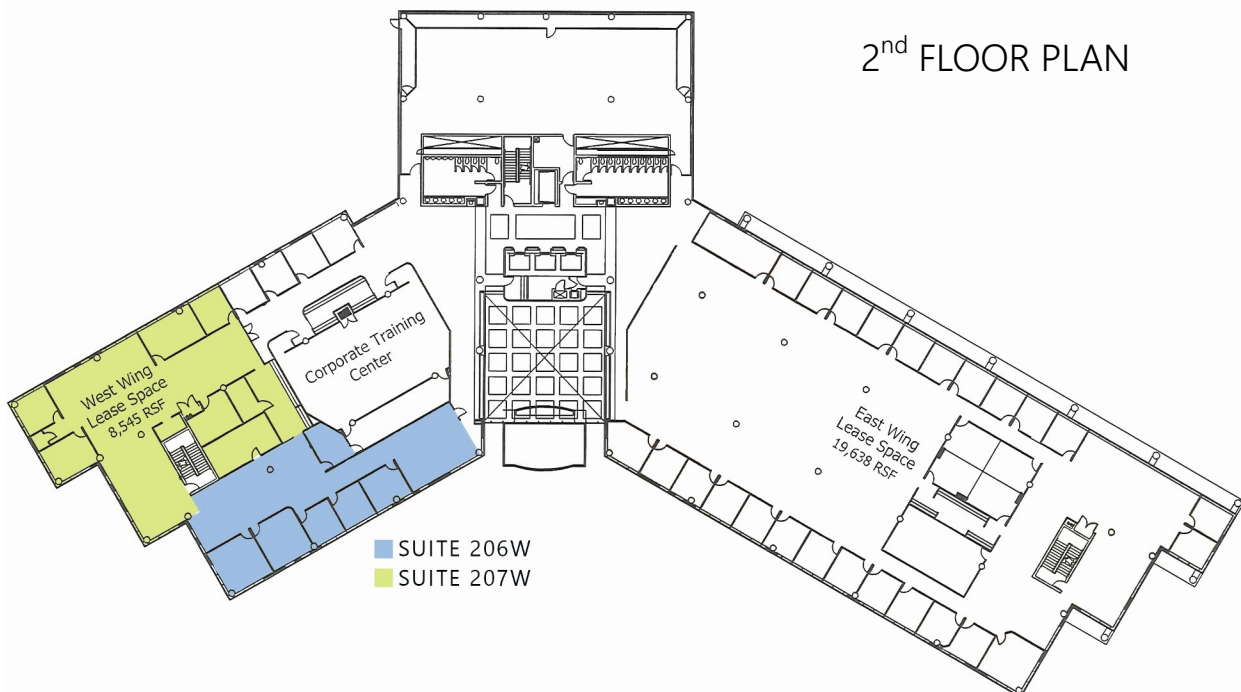
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OFFICE SPACE FOR LEASE

2nd FLOOR WEST



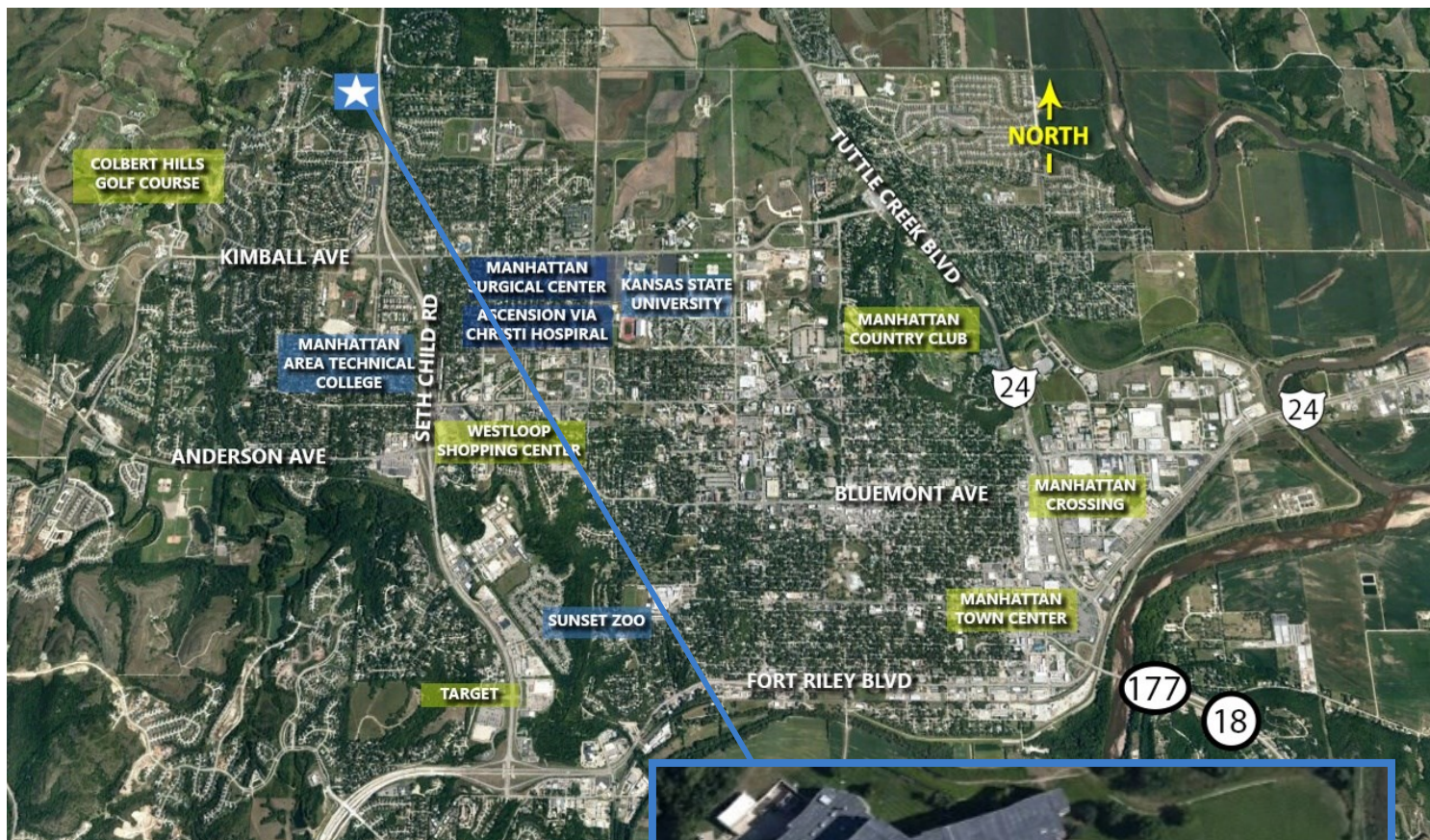
2nd FLOOR PLAN



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AREA AERIALS



DEMOGRAPHICS

POPULATION	55,427
MEDIAN AGE	24.8
MEDIAN HH INCOME	\$47,632
NUMBER OF EMPLOYEES	29,258
MEAN TRAVEL TO WORK (minutes/workers age 16+ years)	14.7
MEDIAN PROPERTY VALUE	\$193,900
KANSAS STATE UNIVERSITY (Fall 2019 Enrollment)	21,719
EDUCATION (Bachelor's degree+/age 25+ yrs)	51.7%



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PICTURES



SUITE 110E



SUITE 200W



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