

FOR LEASE

1129 SW WANAMAKER RD

Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Highly visible and easily accessible restaurant location near many regional and national retail and restaurant chains (former Pie 5). This space includes large showroom windows, an outdoor patio on the north side, and plenty of parking (including front door spaces). Quick access from I-70 and I-470.

VIRTUAL WALK-THRU LINK

<https://my.matterport.com/show/?m=L4XwDGacEt4>

OFFERING SUMMARY

Lease Rate	\$18.00/SF/YR
Building Size	6,000 ^{+/-} SF
Lot Size	47,173 ^{+/-} SF
Available Space	2,400 ^{+/-} SF
Year Built	2014
Zoning	C4
Parking	Large lot, front door parking
Signage	Facade and pole signage on Wanamaker
Traffic Count	19,815 ^{+/-} vehicles/day

LEASE RATE	SPACE SIZE	BASE RATE/MO	EST. CHARGES/MO
\$18.00 SF/yr	2,400 ^{+/-} SF	\$3,600.00	\$3,844.00

Tenant pays all operating expenses including real estate taxes, building insurance, and maintenance. Landlord pays for roof and structure.

Listed By:

MARK REZAC

Partner

785.228.5308

mark@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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