



VIRTUAL TOUR LINK

https://my.matterport.com/show/?m=2b83FACkRJJ

OFFERING SUMMARY

Lease Rate \$16.50/SF/yr **Building Size** 2,936^{+/-} SF 1.511+/- SF Available Space-Suite A C-4 Zoning 1987 Year Built Renovated 2016 Construction Stud-Hardboard siding Heat & Air System Forced central air & heat 2 - ADA compliant Front Restrooms **Parking** door parking

PROPERTY FEATURES

One-story office building renovated in 2016, offering nice natural lighting and front door parking.

LOCATION

Located just west of Wanamaker on 9th Terrace with I-70 visibility and signage. Easy access to I-70 and I-470.

SPACE LEASE RATE SPACE SIZE BASE RATE

South-Suite A \$16.50 SF/yr 1,511+/-SF \$2,077.63

- Tenant Pays: Utilities, janitorial, and interior maintenance.
- Landlord Pays: All base year operating expenses

Listed By:

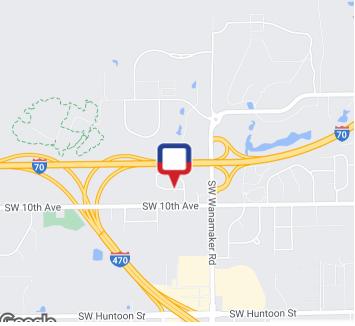


MIKE MORSE Partner, SIOR 785.228.5304 mike@kscommercial.com

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.









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.