



VIRTUAL TOUR LINK

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PROPERTY FEATURES

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

OFFERING SUMMARY

Lease Rate	\$16.50/SF/yr
Building Size	2,936 ^{+/-} SF
Available Space-Suite A	1,511 ^{+/-} SF
Zoning	C-4
Year Built	1987
Renovated	2016
Construction	Stud-Hardboard siding
Heat & Air System	Forced central air & heat
Restrooms	2 - ADA compliant Front
Parking	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

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:



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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.

OFFICE SPACE FOR LEASE

6206 SW 9TH TERR

Topeka, KS 66615

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



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