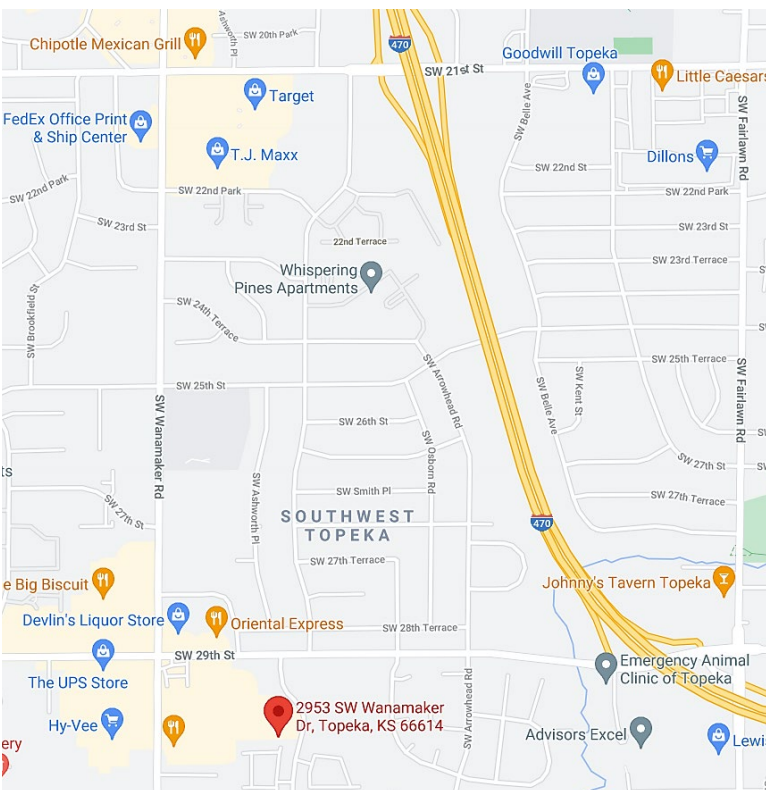




Landlord is in the process of updating the space. Will work with the tenant on modifications.

PROPERTY SUMMARY

LEASE RATE	\$15.00 - \$17.00
BUILDING SIZE	8,022 ^{+/-} SF
LOT SIZE	14,744 ^{+/-} SF
YEAR BUILT	1985
ZONING	PUD, C4
CONSTRUCTION	Masonry and Wood Frame
SIGNAGE	Monument Signage
PLUMBING	Male and female restrooms on each floor
HEAT & AIR SYSTEM	Forced heat with central air conditioning
PARKING	13 ^{+/-} front door parking stalls
TRAFFIC COUNT	19,075 ^{+/-} VPD on Wanamaker Rd. at Wanamaker Drive



EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

Direct: 785.228.5304

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VIRTUAL TOUR: <https://my.matterport.com/show/?m=CxfGueqJ6En>

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
First Floor:	4,011 ^{+/-}	\$15.00	\$5,013.75	Multiple offices, reception, conference room, break room, and vault.
Upper Level:	4,011 ^{+/-}	\$17.00	\$5,682.25	Multiple offices, reception, conference room, and break room.
Combination:	8,022 ^{+/-}	\$16.00	\$10,696.00	Combination of first floor and upper level.

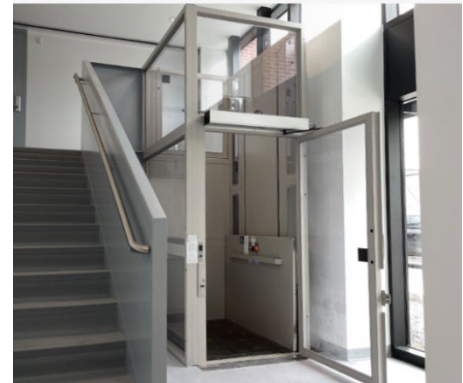
TENANT PAYS: Janitorial, utilities, and minor interior maintenance within the leased space.

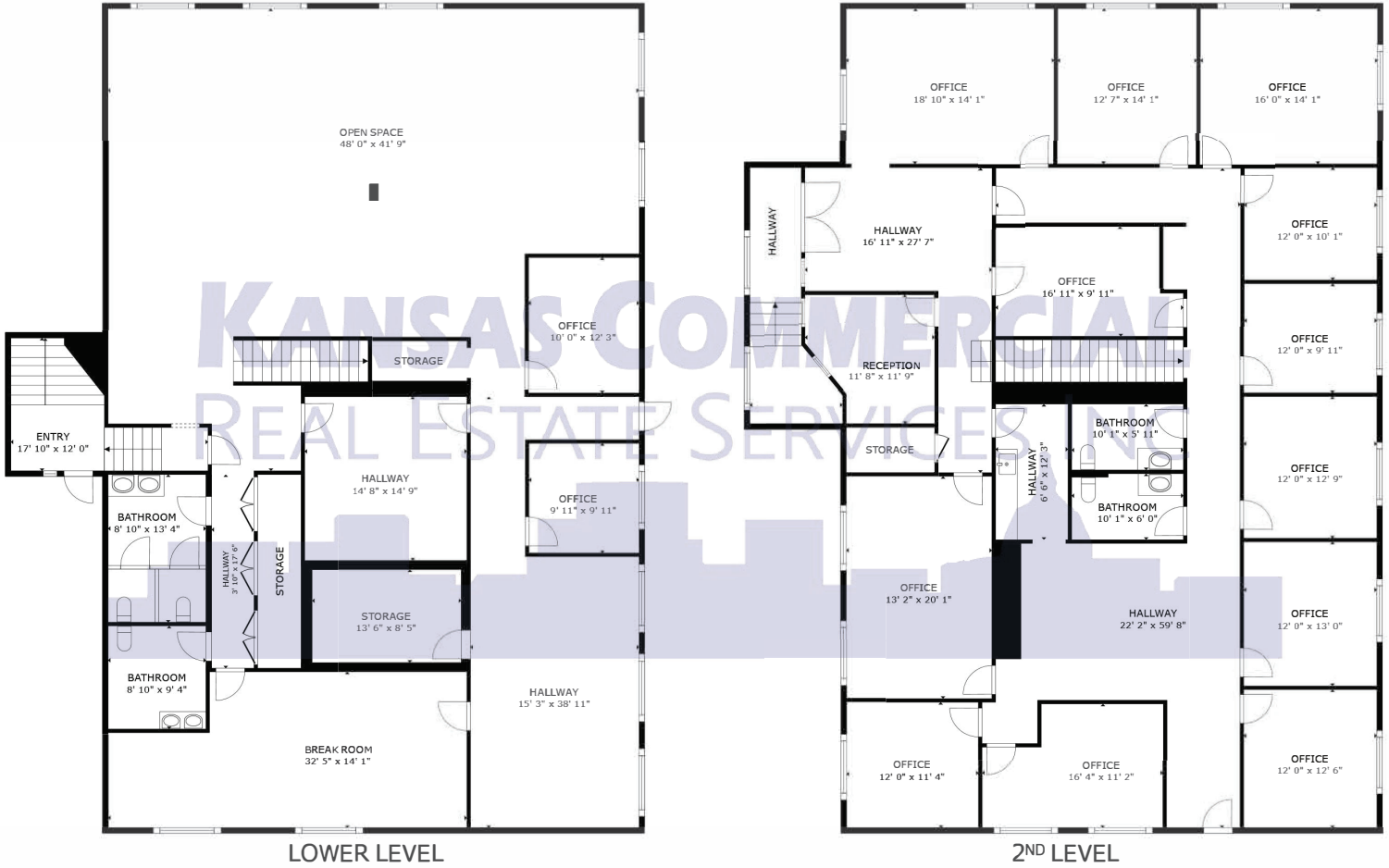
LANDLORD PAYS: Base year operating expenses, insurance, systems maintenance, exterior maintenance, roof, structural maintenance, real estate taxes, and common area maintenance.

BUILDING FEATURES: Well-kept partially brick office building nestled within Woodside Office Park. The building offers multiple offices with nice windows overlooking a quaint setting.

LOCATION FEATURES: Located off 29th Street offering tenants and client Wanamaker corridor convenience with easy access to I-470.

Handicap Accessibility to the upper level- Landlord is working with a contractor to install a lift similar to the below picture.





GROSS INTERNAL AREA
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.