



A complete building remodel is planned.



SPACE AVAILABLE:

	SIZE/SF:	RATE/SF/YR:	RATE/MO:
FIRST FLOOR WEST:	7,680 ⁺⁻	\$21.00	\$13,440.00
SECOND FLOOR WEST:	7,680 ⁺⁻	\$21.00	\$13,440.00
SECOND FLOOR EAST:	4,500 ⁺⁻	\$21.00	\$7,875.00
SECOND FLOOR ALL:	12,180 ⁺⁻	\$21.00	\$21,315.00

LANDLORD PAYS: Landlord pays all base year operating expenses.

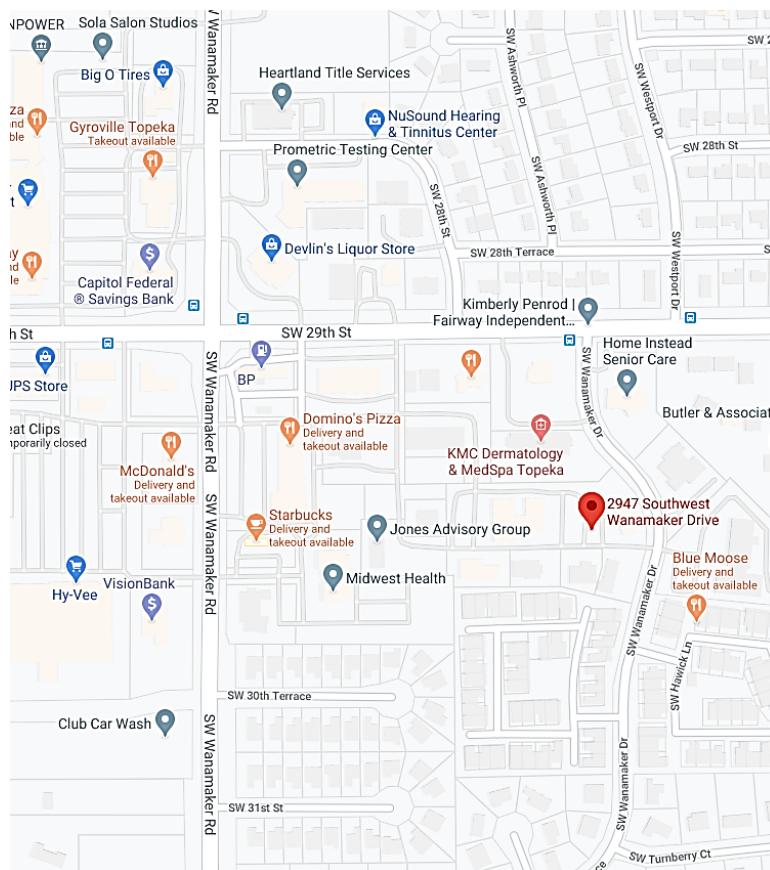
TENANT PAYS: Janitorial and interior maintenance within the space.



BUILDING FEATURES: Secure office building on Wanamaker Drive with nice space for lease featuring windowed offices, break room, large meeting room, and storage space.

LOCATION FEATURES: Located just east of 29th & Wanamaker Road. This building is in an active office neighborhood surrounded by residential housing.

3D WALK-THROUGH LINK



PROPERTY SUMMARY

LEASE RATE	\$18.50/SF/YR
SPACE AVAILABLE	4,500 - 12,180 ⁺⁻ SF
BUILDING SIZE	26,128 ⁺⁻ SF
ZONING	C-4 Commercial, O&I-2 Office and Institutional, and PUD Planned Unit Development
YEAR BUILT	1985
RENOVATED	2006
CONSTRUCTION	Wood frame and masonry
PARKING	Front door parking
PLUMBING	Male and female restrooms
HEAT & AIR SYSTEM	Forced air heat and central air conditioning

[3D Walk-Through Link](#)

EXCLUSIVELY LISTED BY:

MIKE MORSE

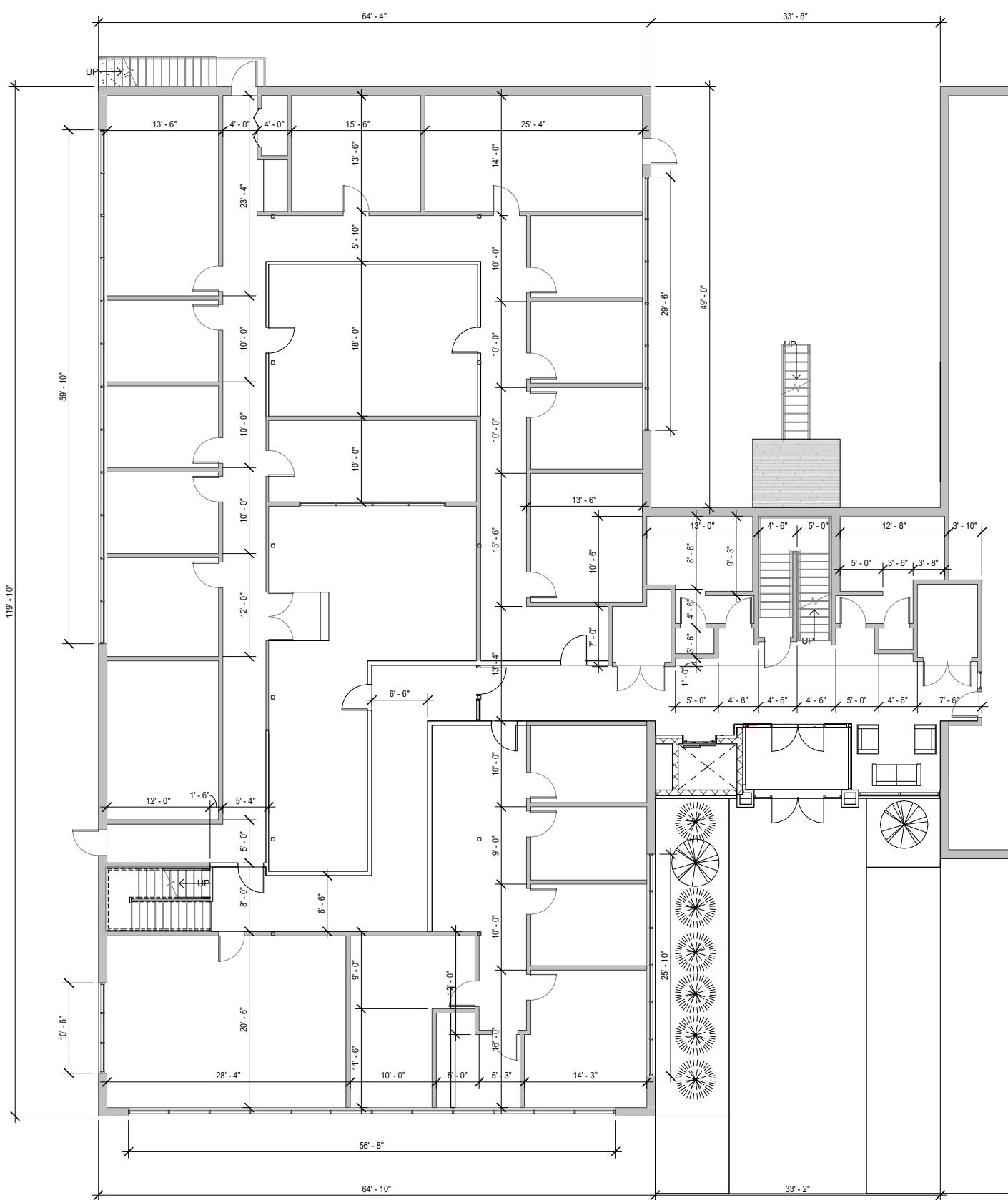
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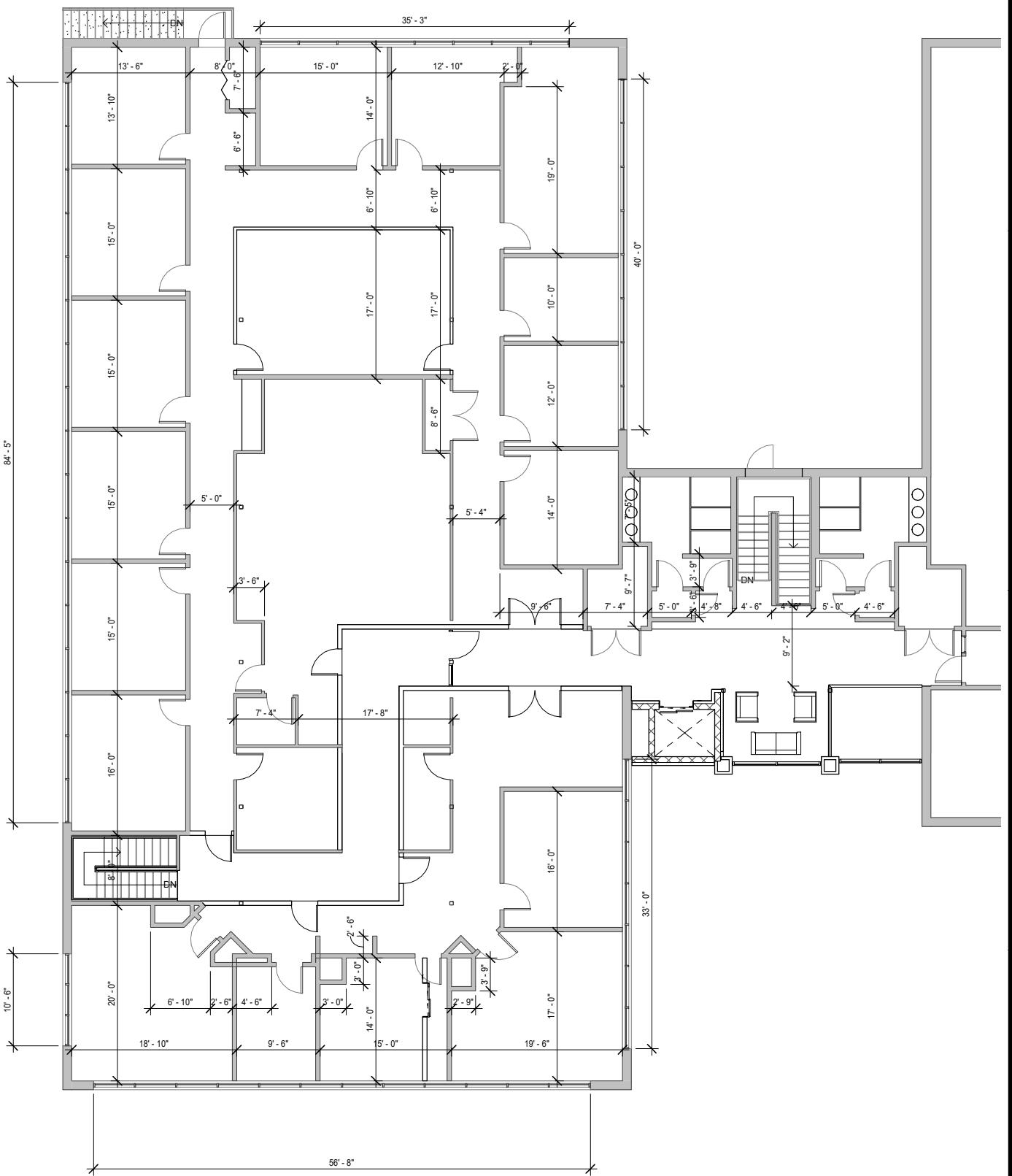
 **FIRST FLOOR**

SCALE: 1/8" = 1'-0"



 **SECOND FLOOR**

SCALE: 1/8" = 1'-0"



NEW ELEVATOR 2947 SW WANAMAKER DRIVE

TOPEKA, KANSAS, 66614

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
FIRST & SECOND FLOOR
PLANS

PROJECT NUMBER
181021

SHEET NUMBER
A-101



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 architecture | interiors | planning
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NOT FOR CONSTRUCTION
 DATE: 00/00/00