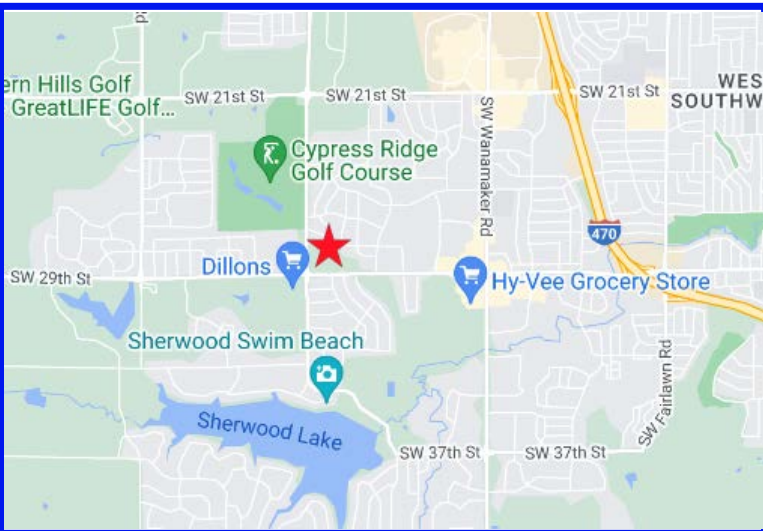


FOR SALE / LEASE

6730 SW 29TH ST

Topeka, KS 66614

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Office building located at SW 29th & Urish Rd in the Mission Woods Office Park. 29th Street visibility with a large parking lot as well as front door parking.

OFFERING SUMMARY

Sale Price	\$1,400,000.00
Lease Rate	\$20.00/SF/yr
Building Size	9,576 ^{+/-} SF
Available Space	1,003 - 2,064 ^{+/-} SF
Lot Size	46,078 ^{+/-} SF
Year Built	1995
Zoning	O & I-2; PUD
2025 Property Taxes	\$49,305.10
Heat & Air System	Forced central air & heat

SPACE SIZE LEASE RATE RATE/MO

1,003 ^{+/-} SF	\$20.00 SF/yr	\$1,671.67
2,064 ^{+/-} SF	\$20.00 SF/yr	\$3,440.00

Tenant pays electric, gas, water, trash. Landlord is responsible for roof and structural maintenance.

360 Walk-Thru Link

<https://my.matterport.com/show/?m=Lpx2PybiNZh>



Listed By:

MIKE MORSE

Partner, SIOR

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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.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com