

FOR LEASE

1100 SW WANAMAKER RD

Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Multi-level office building offering multiple suites for tenant growth. Highly visible on the Wanamaker corridor. Located between I-70 and I-470.

PROPERTY HIGHLIGHTS

- Elevator access to all levels
- Large signage on Wanamaker Rd
- Excellent highway access
- Daily traffic counts; 22,260^{+/-} vehicles/day
- Large parking lots and front door parking
- Multiple entrances
- Male and female restrooms on each floor

OFFERING SUMMARY

Lease Rate	\$14.00 - \$16.00 SF/yr
Building Size	15,360 ^{+/-} SF
Available Space	1,400 - 3,155 ^{+/-} SF
Lot Size	66,818 ^{+/-} SF
Year Built	1985
Zoning	C4



Listed By:

MIKE MORSE

Partner, SIOR

785.228.5304

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CADAN MERRICK

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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.

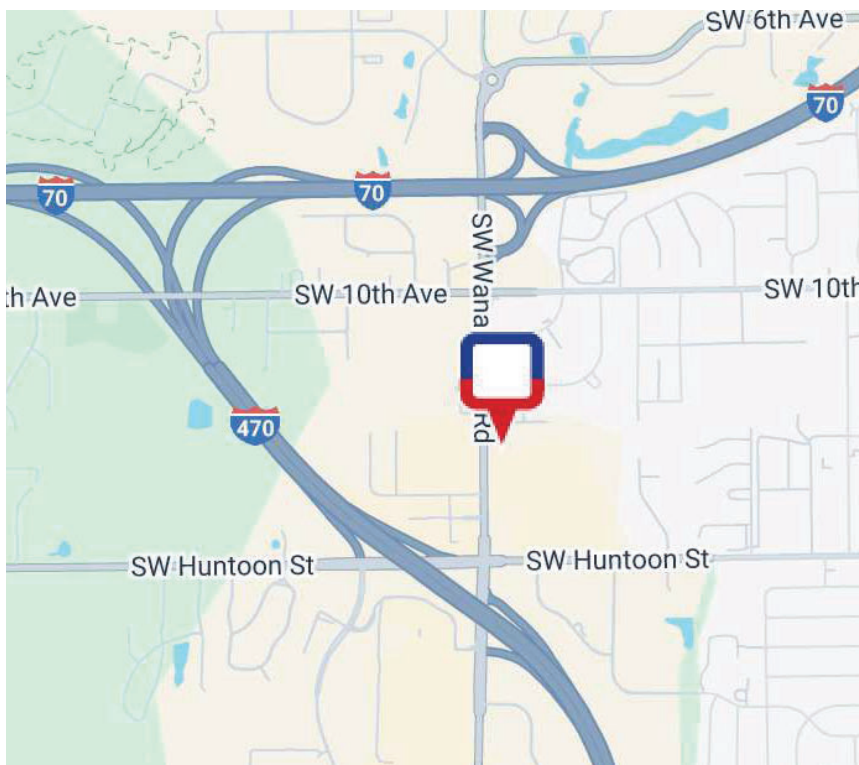
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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SPACES	LEASE RATE	SPACE SIZE	RATE/MO	DESCRIPTION
Suite 101	\$16.00 SF/yr	3,155 ^{+/-} SF	\$4,206.67	Seven offices, a conference room, break room, reception area, cube/open space, private restroom, and private entry/exit.
Suite 102	\$16.00 SF/yr	1,400 ^{+/-} SF	\$1,866.67	Multiple offices, reception, and a conference room.
Suite 205	\$14.00 SF/yr	1,900 ^{+/-} SF	\$2,216.67	Multiple offices, reception, private restrooms, storage, and break area.

Tenant pays janitorial and minor interior maintenance expenses.

Landlord pays all base building operating expenses, utilities, insurance, taxes, trash, and exterior maintenance.



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