

FOR LEASE

3641 SW PLASS AVE

Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

An attractive brick office building on the corner of 37th & Plass Ave in a quiet residential neighborhood. Easy access to I-470 and the Kansas Turnpike.

OFFERING SUMMARY

Rate/Month	\$450.00 - \$3,685.50
Building Size	4,557 ^{+/-} SF
Available Space	2,457 ^{+/-} SF
Year Built	1984
Zoning	O12
Signage	Monument signage with 37th Street visibility

SPACES	RATE/SF/YR	SPACE SIZE	RATE/MO
Suite 150 North	\$18.00 SF/yr	2,457 ^{+/-} SF	\$3,685.50

Landlord pays all building base year operating expenses excluding janitorial and minor interior maintenance within the leased space.



Listed By:

MIKE MORSE

Partner, SIOR

785.228.5304

mike@kscommercial.com

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

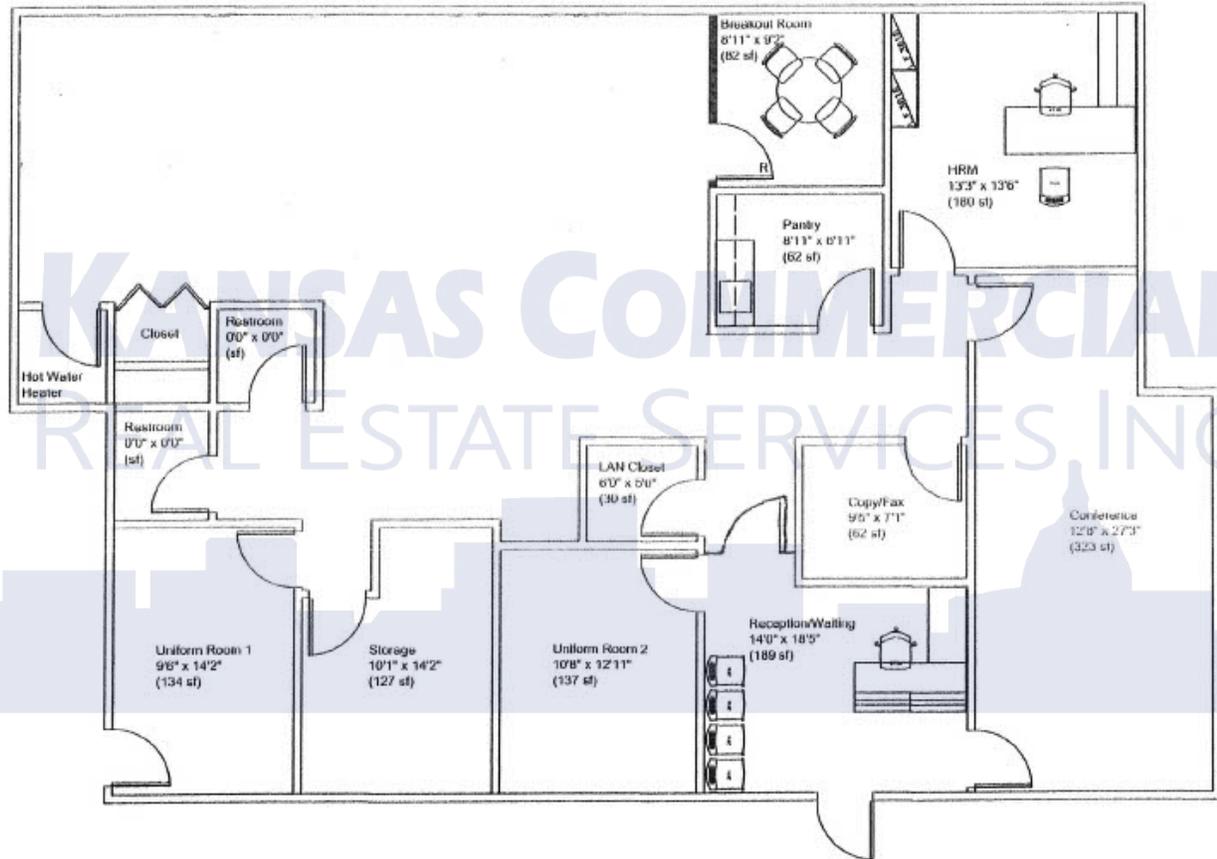
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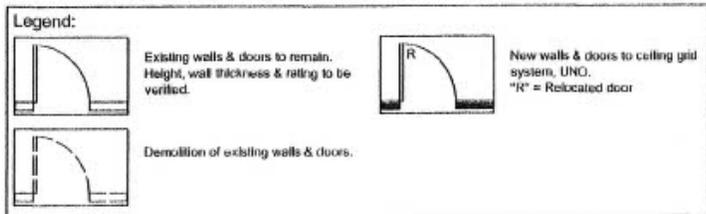
Suite 150 North



3641 SW Plass Ave, Suite 150
Topeka, KS 66611-2588

2,457 RSF

Scale: $\frac{3}{8}" = 1'0"$



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