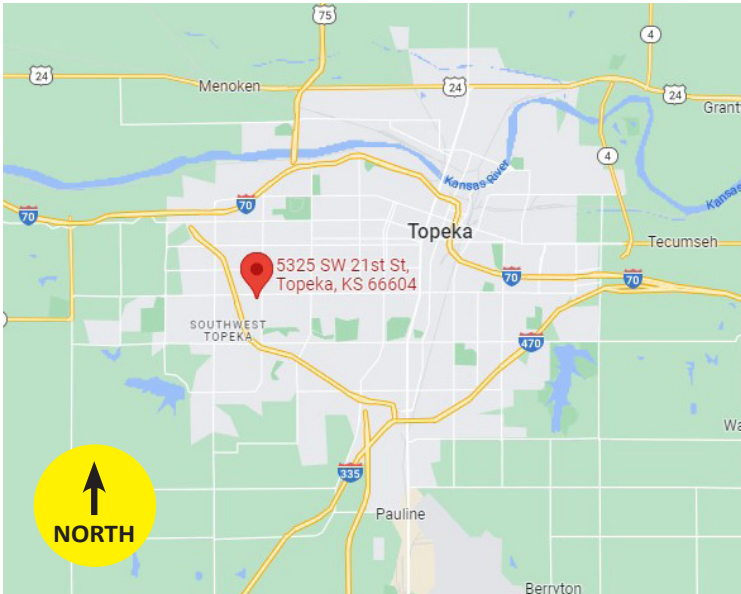


# FOR LEASE | FLEX RETAIL/OFFICE SPACE | FORMER BANK

5325 SW 21st STREET | TOPEKA, KS 66604



## PROPERTY SUMMARY

AVAILABLE SF	8,570 <sup>+/-</sup> SF
LEASE RATE	\$15.75/SF/YR
ADDITIONAL CHARGES (CAM, RE Taxes, and Insurance) \$6.10/SF/YR Merchants Association Fee: \$0.58/SF/YR	
LOT SIZE (Fairlawn Plaza)	13.7 Acres
YEAR BUILT	1967
ZONING	C-4, Commercial
CROSS STREET	21 <sup>st</sup> Street and Fairlawn Road
TRAFFIC COUNT	21,625 <sup>+/-</sup> VPD - 21 <sup>st</sup> Street 13,580 <sup>+/-</sup> VPD - Fairlawn Road

LANDLORD PAYS:	Roof and structural maintenance.
TENANT PAYS:	Janitorial, utilities, interior maintenance, pro-rata share of common area maintenance, shopping center insurance, and real estate taxes.
BUILDING FEATURES:	Located at Fairlawn Plaza, the building is a former Bank of America featuring drive-thru service, lobby, conference, vault, and various offices.
LOCATION FEATURES:	Very high traffic corner on Fairlawn Road and 21 <sup>st</sup> Street. This established Retail Center offers strong neighborhood demographics and local tenants attracting traffic to this Center. Dillons Grocery Store anchors this center.

## LEASE RATE & ADDITIONAL CHARGES (CAM, RE Taxes, and Insurance)

SIZE/SF	RATE/SF/YR:	RATE/MO:	CHARGES/MO:
8,570 <sup>+/-</sup> SF	\$15.75	\$11,248.13	\$4,356.42



<https://tinyurl.com/5325SW21stStreet>

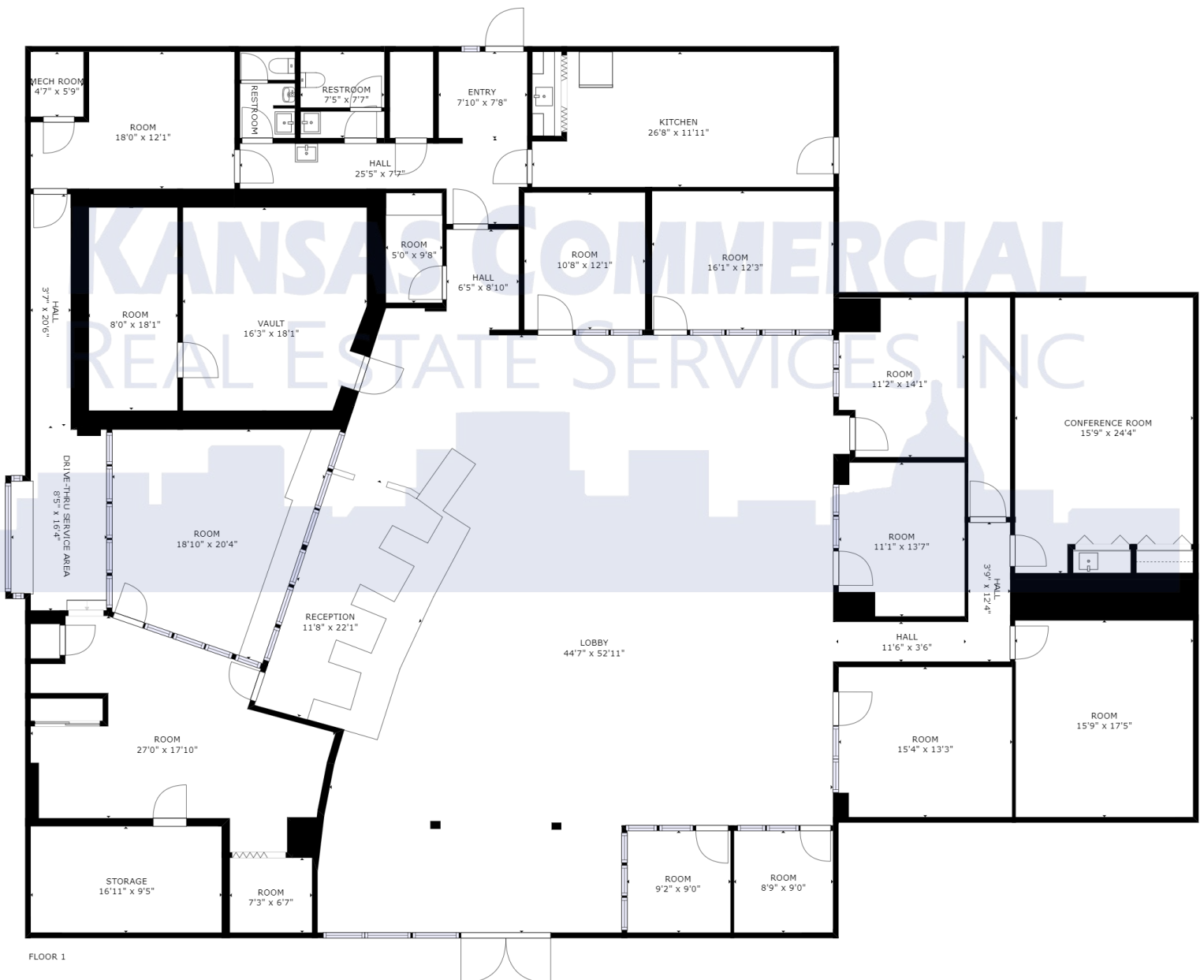
EXCLUSIVELY LISTED BY:

**MARK REZAC**  
Agent | Partner

Direct: 785.228.5308  
mark@kscommercial.com

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Please Note: Sizes and dimensions on the schematic are approximate. Actual may vary.