FOR LEASE | FLEX RETAIL/OFFICE SPACE | FORMER BANK 5325 SW 21st STREET | TOPEKA, KS 66604







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 st Street. This established Retail Center offers strong neighborhood demographics and local tenants attracting traffic to this Center. Dillons Grocery Store anchors this center.

PROPERTY SUMMARY

AVAILABLE SF	8,570 ^{+/-} 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			
YEAR BUILT	1967		
ZONING	C-4, Commercial		
CROSS STREET	21 st Street and Fairlawn Road		
TRAFFIC COUNT	21,625 ^{+/-} VPD - 21 st Street 13,580 ^{+/-} VPD - Fairlawn Road		

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

SIZE/SF	RATE/SF/YR:	RATE/MO:	CHARGES/
8,570 ^{+/-} SF	\$15.75	\$11,248.13	MO: \$4,356.42



https://tinyurl.com/5325SW21stStreet

EXCLUSIVELY LISTED BY:

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KANSAS COMMERCIAL REAL ESTATE SERVICES INC



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

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.