



**CLASS A
OFFICE SPACE
FOR LEASE**



Blake Bauer, CEO



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CIVICPLUS BUILDING 302 S 4TH ST, MANHATTAN, KS

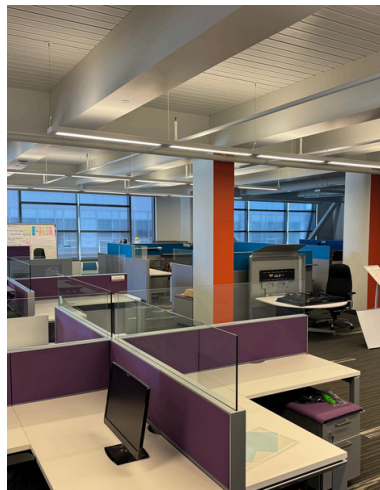
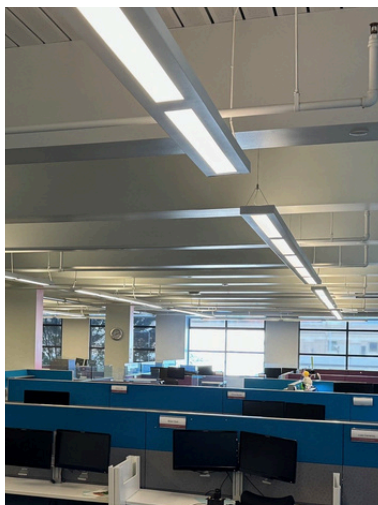
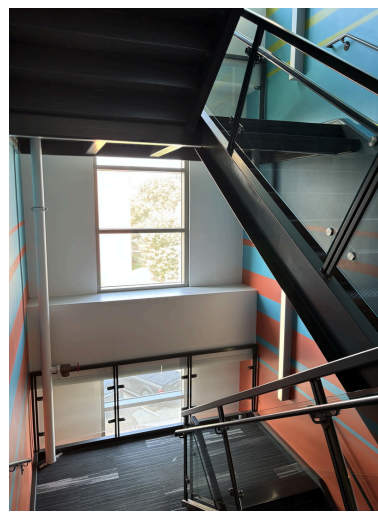
Elevate your business by leasing a suite on the second floor of the landmark CivicPlus Building, located in the heart of downtown Manhattan, KS. Perfect for companies looking to establish a presence in a high-visibility, tech-forward building with modern amenities and a vibrant downtown setting..

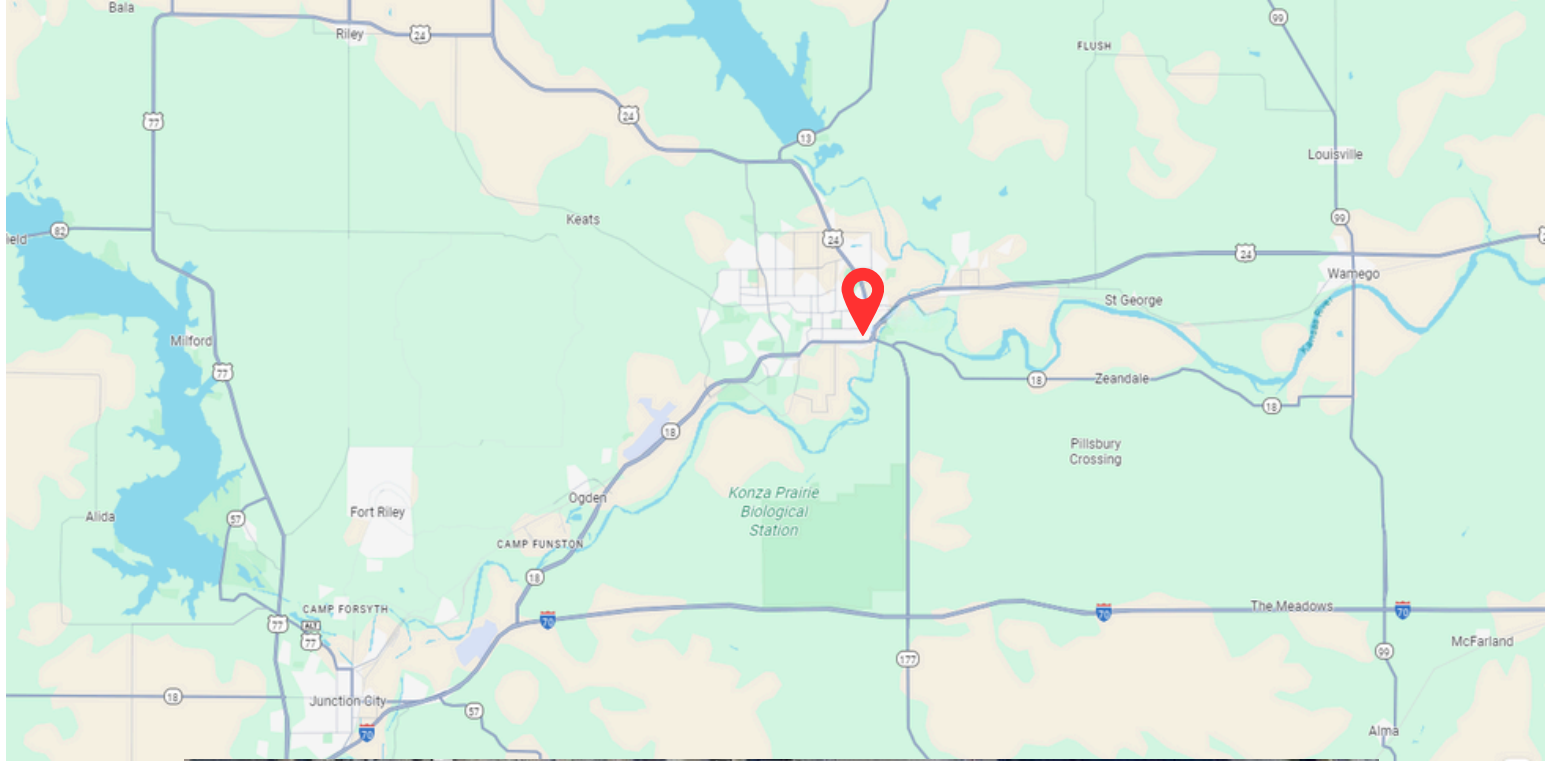
SUITE 200

STARTING AT \$19 SF, NNN

10,000 SF space, available as a full floor or easily divided into a 6,000 SF suite or a 4,000 SF suite. Featuring expansive windows that flood the space with natural light, this flexible floorplan offers a modern blend of open-concept areas and private offices—ideal for collaboration and focus alike. Whether you're looking for a large headquarters or a right-sized office environment, this space adapts to your vision.







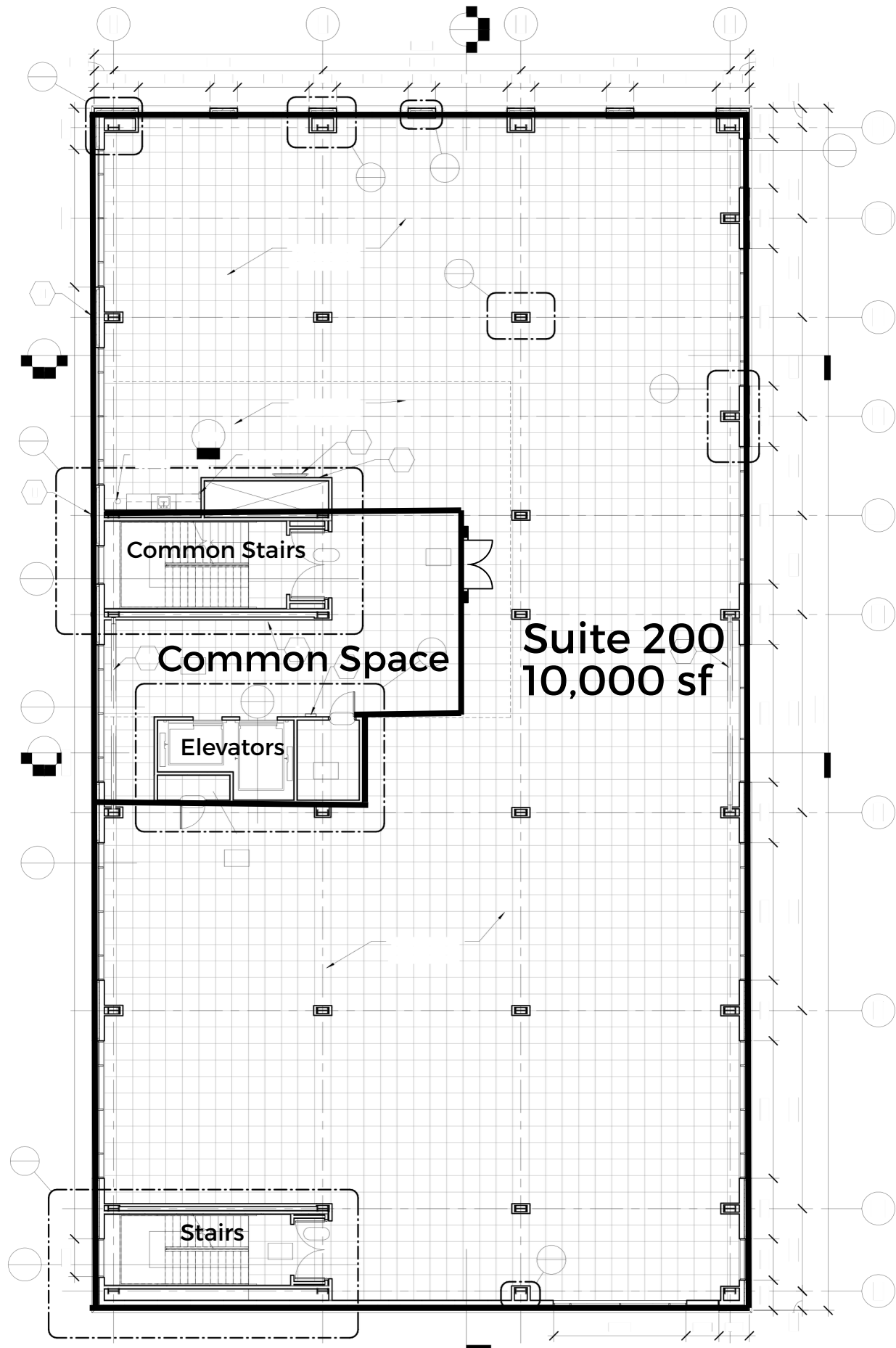
Local Favorites Close By:

El Patron Restaurant and Cantina
 Flight Crew Coffee
 Manhattan Brewing Company
 The Chef
 Tallgrass Tap House
 Bourbon and Baker
 AJ's Pizzeria

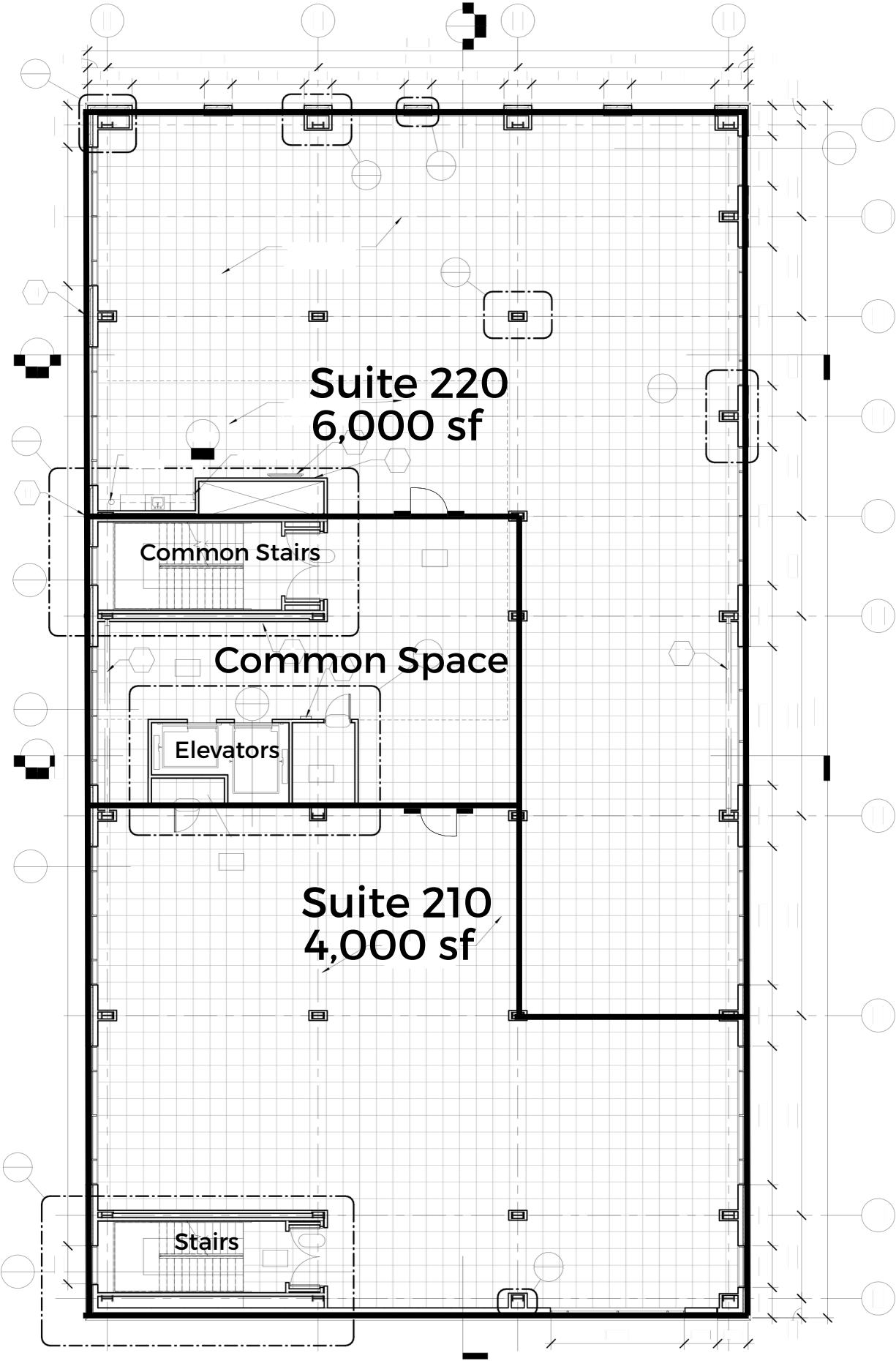
National Chains Close By:

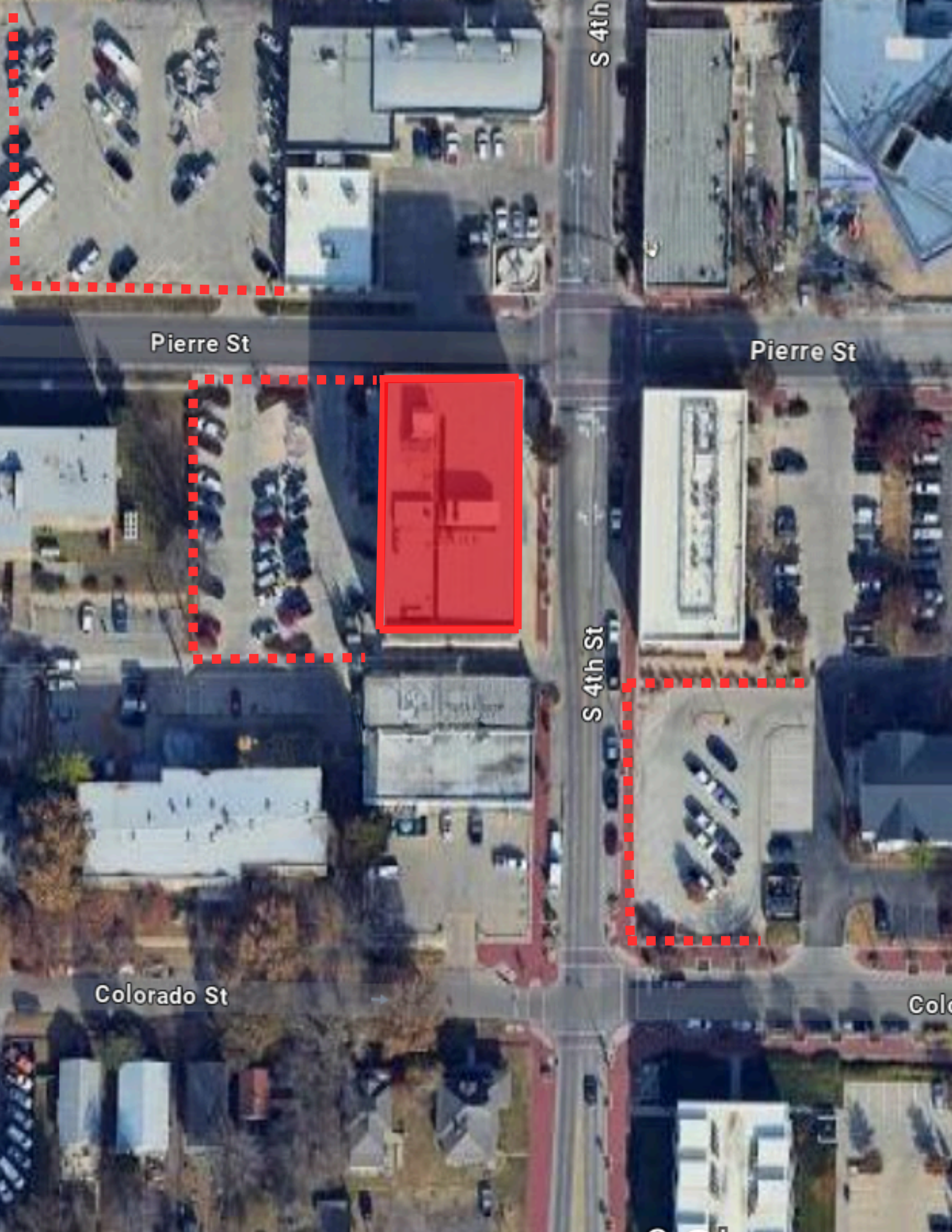
Applebee's
 Chili's
 Starbucks
 Texas Road House

Plan for Entire Second Floor



Sample Layout for Smaller Suites





S 4th

Pierre St

Pierre St

S 4th St

Colorado St

Colo