

# RETAIL/RESTAURANT/OFFICE SPACE

## LANSING DEPOT

100 East Kansas, Lansing, KS 66043



- Space B - 900 SF (approximately 18' W x 49' D) available
- Space B is open construction with restroom and storage room
- Possible uses: retail, office, insurance, realtor, pet store, medical, pharmacy, restaurant, coffee shop
- Join Verizon Wireless, CBD World, The UPS Store, Comprehensive Foot Center, Select Physical Therapy, Hake Brothers Homes, and Sparrow Women's Clinic
- Less than a mile away from Lansing Elementary and Middle Schools
- Close to major employers: Hallmark, US Army Fort Leavenworth, Leavenworth Federal Penitentiary, State of Kansas Lansing Correctional Facility, University of St. Mary, VA Hospital, Corrections Corporation of America, Northrup Grumman, Leavenworth Gold Club
- High visibility: K7 / Main Street is the main north-south route for Lansing and Leavenworth
- Over 26,580 cars in front of site per day
- Over 2,855 employees in a 1-mile radius

**Lease Rate: \$15/SF NNN (\$11.06/SF Nets)**

*Stated rent is "as-is" with annual rent increases*

***Landlord is willing to negotiate tenant finish allowance***

**Roger Mason**

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# FLOOR PLAN

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## First Floor - Fully Leased

|  |  |                                      |                             |   |
|--|--|--------------------------------------|-----------------------------|---|
| <b>HAKE<br/>BROTHERS<br/>HOMES</b><br><br>1,000 SF | <b>COMPREHENSIVE<br/>FOOT CENTER</b><br><br>1,450 SF | <b>THE UPS<br/>STORE</b><br>1,280 SF | <b>VACANT</b><br><br>900 SF | <br>1,200 SF |
|--|--|--------------------------------------|-----------------------------|---|

## Second Floor

|   |   |   |
|---|---|---|
| <b>SPARROW<br/>WOMEN'S CLINIC</b><br><br>1,268 SF | <b>SPARROW'S<br/>NEST</b><br><br>1,144 SF | <br>3,588 SF |
|---|---|---|

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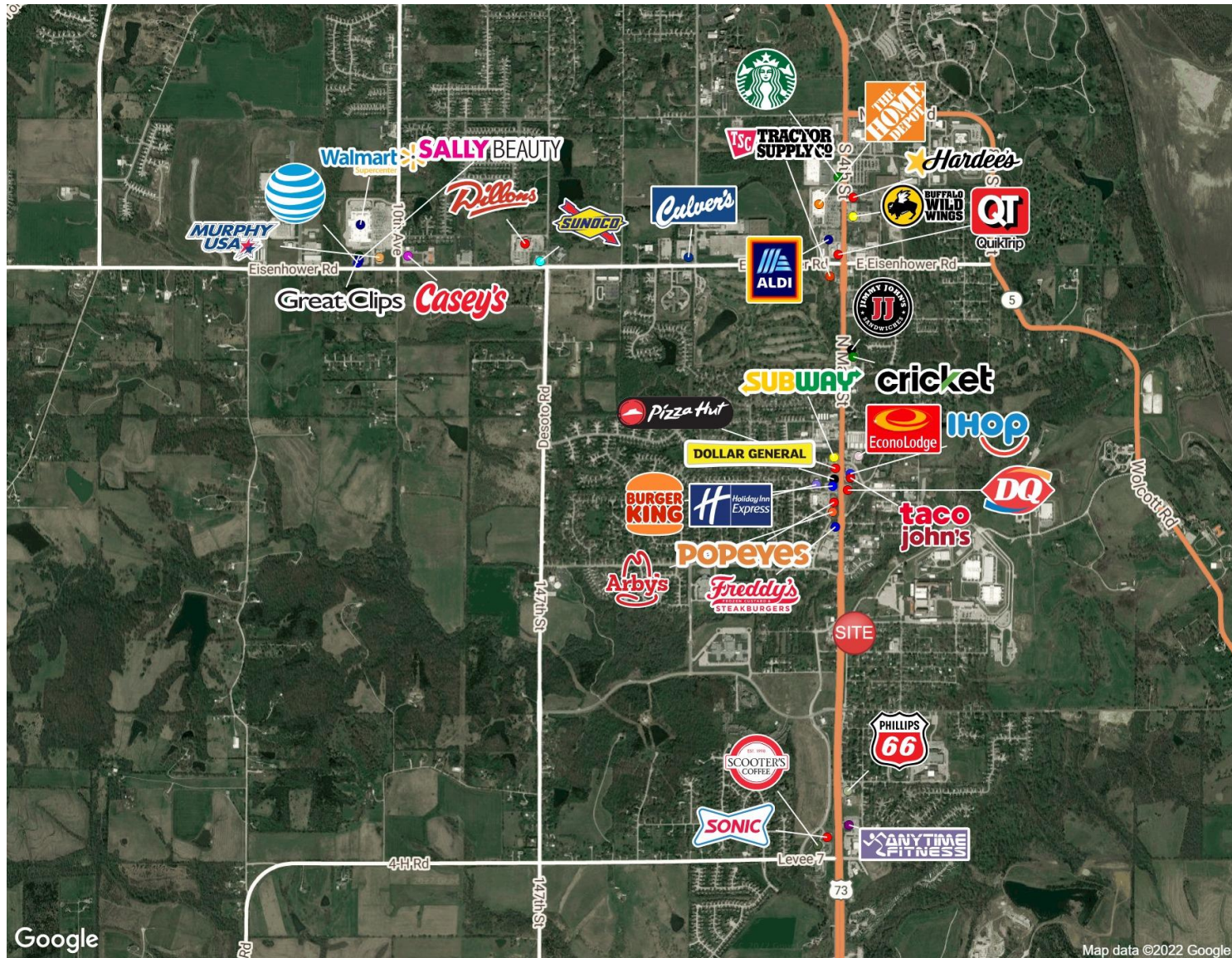
8500 West 110<sup>th</sup> Street, Suite 680, Overland Park, KS 66210 • 913.782.9000 • [www.fishmancommercial.com](http://www.fishmancommercial.com)



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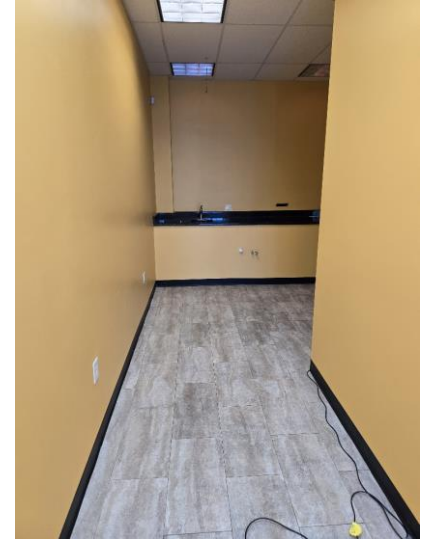
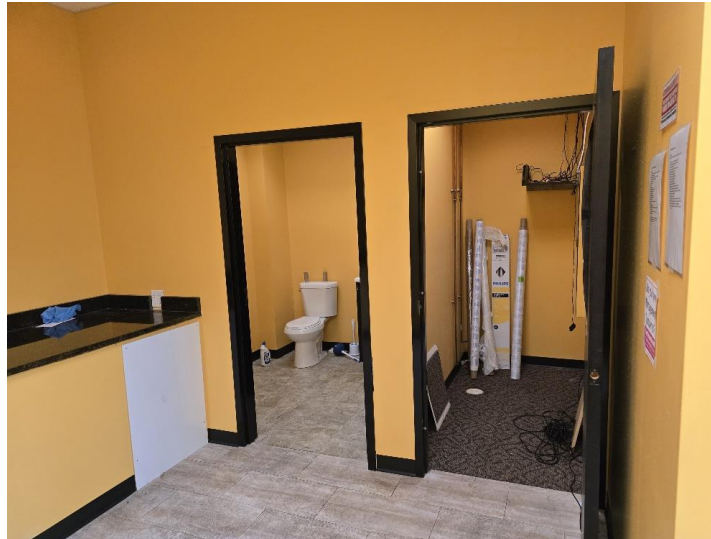


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## PICTURES OF SPACE B



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# PARKING LOT

[illegible]

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