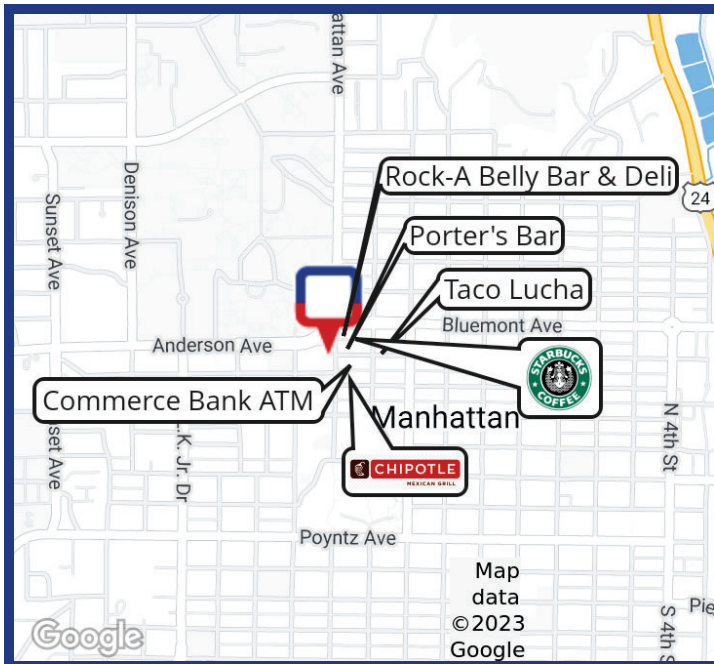


# 623 N MANHATTAN AVE

Manhattan, KS 66502



## LOCATION DESCRIPTION

Prime historic real estate located directly south of Kansas State University near the main entry to Aggieville. Open floor plan with opportunity for a multitude of uses. Includes a back patio area with direct access to Aggieville's newest parking garage. Landlord will provide TI allowance for qualified Tenant. Open floorplan ready for a variety of uses. North wall can be opened up for a retail storefront.

## OFFERING SUMMARY

Building Size:	2,800 SF
Lease Rate:	\$18 SF/YR
Lease Type:	NNN
2022 RE Taxes:	\$62,752.84

### Listed By:



**BRADY LUNDEEN**  
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