

FOR LEASE

2945 SW WANAMAKER DR

Topeka, KS 66614

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## PROPERTY DESCRIPTION

Well-kept office building within Woodside Office Park right off 29th St. Sits in an active office neighborhood surrounded by residential housing. The building offers multiple offices with nice windows overlooking a quaint setting.

## HIGHLIGHTS

- Near the 29th and Wanamaker corridor
- Quick access to I-470
- Many different office sizes available
- Great traffic counts; 19,075<sup>+/-</sup> vehicles per day on 29th St
- Front door parking as well as a large lot

## OFFERING SUMMARY

Lease Rate	\$12.00 SF/yr
Building Size	8,022 <sup>+/-</sup> SF
Available Space	575 <sup>+/-</sup> SF
Lot Size	14,744 <sup>+/-</sup> SF
Year Built	1985
Zoning	PUD



*Listed By:*

**MIKE MORSE**

Partner, SIOR

785.228.5304

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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.

**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)**

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#### SPACE SIZE

#### LEASE RATE

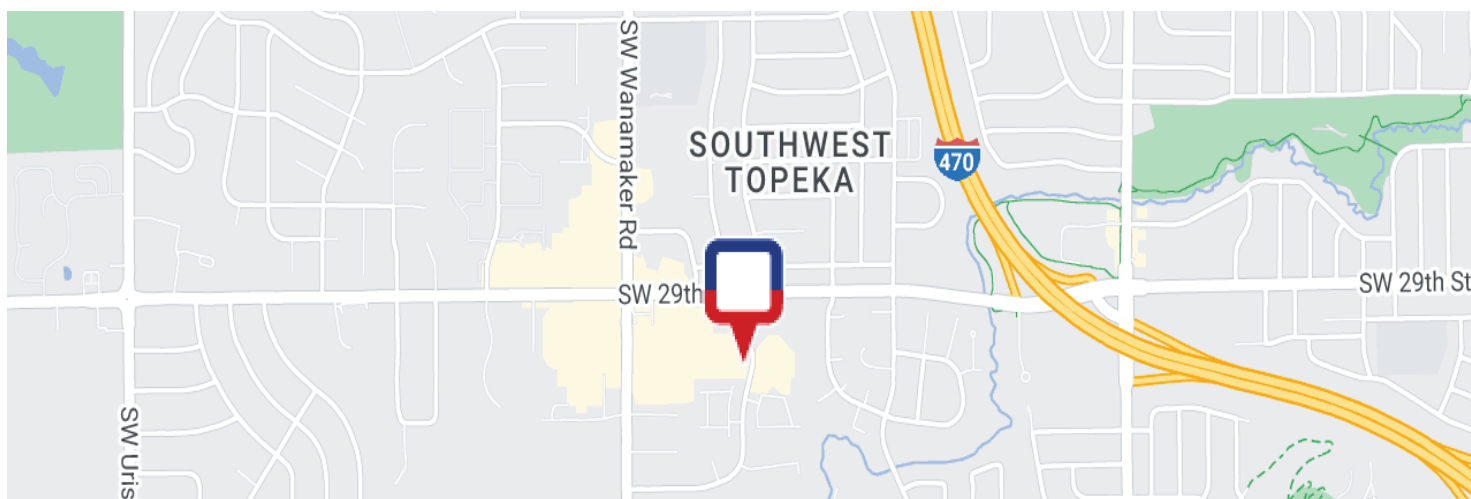
#### RATE/MO

575<sup>±</sup> SF

\$12.00 SF/YR

\$575.00

**Virtual Walk-Thru:** <https://my.matterport.com/show/?m=RPY9QxTeKxK>



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