

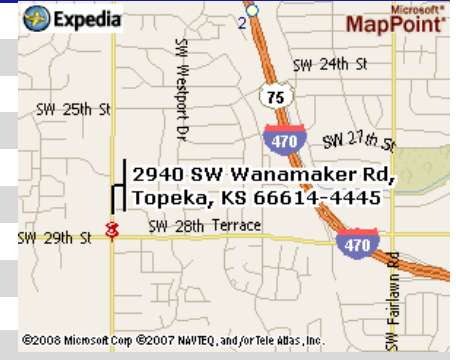
for lease: **FOXCROSS CENTER – RETAIL/OFFICE SPACE AVAILABLE**

PROPOSED FACADE REMODEL



PROPERTY: 29TH STREET & WANAMAKER ROAD, TOPEKA, KS 66614

LEASE RATE /SF/YR:	\$9.00–\$12.00/sf/yr NNN
ADD'L CHARGES /SF/YR:	\$3.91/sf/yr <i>Estimated for 2008</i>
AVAILABILITY:	Immediately
CENTER SIZE:	32,556 ^{+/-} sq. ft.
LOT SIZE:	675,910 ^{+/-} sq. ft.
ZONING:	PUD; Commercial
YEAR BUILT:	1987 per Shawnee County
PARKING:	Front door parking and employee parking in rear
SIGNAGE:	Façade tenant signage
HEAT & AIR SYSTEM:	Forced heat and central air conditioning
TRAFFIC COUNT:	28,856 cars per day at the SE corner of 29th and Wanamaker



SPACE AVAILABLE:	SIZE /SF:	RATE /SF/YR:	RATE /MO:	CHARGES /MO:	COMMENT(S):
2940 SW WANAMAKER, STE 160A:	3,000 ^{+/-}	\$14.00	\$3,500.00	\$977.50	Front portion of Suite 160, common restrooms.
2940 SW WANAMAKER, STE 160B:	3,160 ^{+/-}	\$7.00	\$1,843.33	\$1,029.63	Portion of Suite 160 - 2nd Floor. Common lobby entrance and rest rooms.
2940 SW WANAMAKER, STE 160C:	5,600 ^{+/-}	\$9.00	\$4,200.00	\$1,824.67	North and rear portion of Suite 160, common restrooms.
2940 SW WANAMAKER, STE 160A&C:	8,600 ^{+/-}	\$10.00	\$7,166.67	\$2,802.17	Main level of Suite 160.
2940 SW WANAMAKER, STE 160:	11,760 ^{+/-}	\$9.00	\$8,820.00	\$3,831.80	Includes all of Suite 160 including 3,160 ^{+/-} sq. ft. of 2nd level, can be divided.

2008 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	11,587	52,355	94,059
MEDIAN HOUSEHOLD INCOME:	\$66,595	\$60,290	\$51,247
NUMBER OF EMPLOYEES:	5,775	24,940	62,864

CENTER FEATURES:	Highly visible retail strip center with large showroom windows. Frontage on 29 th and Wanamaker Rd.
LOCATION FEATURES:	Anchoring the south end of the Wanamaker Corridor this center provides high traffic exposure, easy access to I-470. It is adjacent to the new Heritage Bank office building and across the street from the new HyVee grocery store it is also surrounded by established residential housing.
OPERATING EXPENSES:	Additional charges are the common area maintenance, pro-rata share of property insurance and taxes. Tenant shall also be responsible for utility and interior maintenance.

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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.



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