

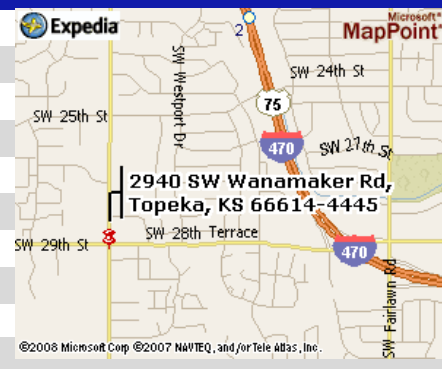


*for lease:* **FOXCROSS CENTER – RETAIL/OFFICE SPACE AVAILABLE**



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

|                                       |  |
|---------------------------------------|--|
| LEASE RATE <sub>(\$/SF/YR)</sub> :    | \$9.00–\$12.00/sf/yr NNN                                   |
| ADD'L CHARGES <sub>(\$/SF/YR)</sub> : | \$3.91/sf/yr <i>Estimated for 2008</i>                     |
| AVAILABILITY:                         | Immediately  |
| CENTER SIZE:                          | 32,556 <sup>+/-</sup> sq. ft.                              |
| LOT SIZE:                             | 675,910 <sup>+/-</sup> 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 <sub>(SF)</sub> : | RATE <sub>(\$/SF/YR)</sub> : | RATE <sub>(/MO)</sub> : | CHARGES <sub>(/MO)</sub> : | COMMENT(S):   |
|------------------------------|------------------------|------------------------------|-------------------------|----------------------------|---|
| 2940 SW WANAMAKER, STE 160B: | 3,160 <sup>+/-</sup>   | \$7.00                       | \$1,843.33              | \$1,029.63                 | Portion of Suite 160 - 2nd Floor. Common lobby entrance and rest rooms. |
| 2940 SW WANAMAKER, STE 160:  | 4,355 <sup>+/-</sup>   | \$9.00                       | \$3,266.25              | \$1,419.00                 | North and rear portion of Suite 160, common restrooms, 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 <sup>th</sup> 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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