

FLEMING PLACE - RETAIL/OFFICE SPACE AVAILABLE



PROPERTY: SW TENTH & GAGE - TOPEKA, KS 66604

LEASE RATE SF/YR: \$8.00 per square foot (Net Taxes, Insurance and CAM)
ADD'L CHARGES SF/YR: \$4.40 per square foot (Estimated 2009)
AVAILABILITY: Vacant
CENTER SIZE: 120,00 square feet
ZONING: C-2
YEAR BUILT: 1982
PARKING: To Code
SIGNAGE: Tenant responsibility
HEAT & AIR SYSTEM: Forced Air Heat/Air Conditioning In each space
TRAFFIC COUNT: 35,000 cars per day

SPACE AVAILABLE:	SIZE	RATE PER MONTH	CHARGES PER MONTH	TOTAL PER MONTH	COMMENTS
1029 SW Gage	1,100	750.00	403.33	1,153.00	Open /Private Offices
1033 SW Gage	5,120	4,266.00	1,877.00	6,143.00	Open Bull Pen
4005 SW 10th Street	1,071	714.00	392.70	1,106.00	Next to Edward Jones
4023 SW 10th Street	1,675	1,116.00	614.16	1,730.16	Open Floor Plan
4029 SW 10th Street	2,123	1,327.00	777.00	2,104.00	Open Floor Plan
AREA DATA:	1 MILE	5 MILES			
POPULATION:	9,800	125,000			
ANCHOR TENANTS:	DILLON'S-WALGREENS-EDWARD JONES-PAISANO'S-STORMONT-VAIL REHABILITATION				
AREA DESCRIPTION:	High traffic corridor. Upscale housing — \$43,000 household income				

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