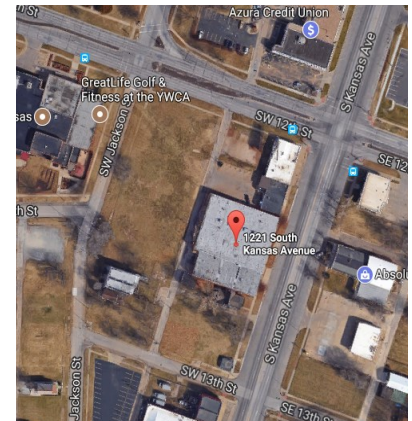


FOR LEASE
1221 S. Kansas Ave.



- Building Size:** 22,600 S.F.
Office Size: 900 S.F. Mezzanine offices
Lot Size: 22,145 S.F.
Wall Height: 18 feet
OH Doors: FRONT 14'X14', (2)-12'X14' REAR 14'X14', 12'X16', 22'X12'
Construction: Block, brick veneer
Location: Corner of SW 12th St. and Kansas Ave., South edge CBD
Divisible Spaces: 6,400 S.F., 16,000 S.F.
Occupancy: Immediate
Comments: **VERY CLEAN!!** Drive-thru capability. Trough floor drains.
Equipped with hydraulic floor lift.
Lease Rate: \$4.75/S.F.



Dick Laird
Associate Broker
Associated Commercial Brokers Co.
1111 SW Gage Blvd., Suite 100
Topeka, KS 66604
(785) 228-9494
Email: laird@acbcomp.com
Website: www.acbcomp.com