

FOR LEASE

# 303 S KANSAS AVE

Topeka, KS 66603

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.

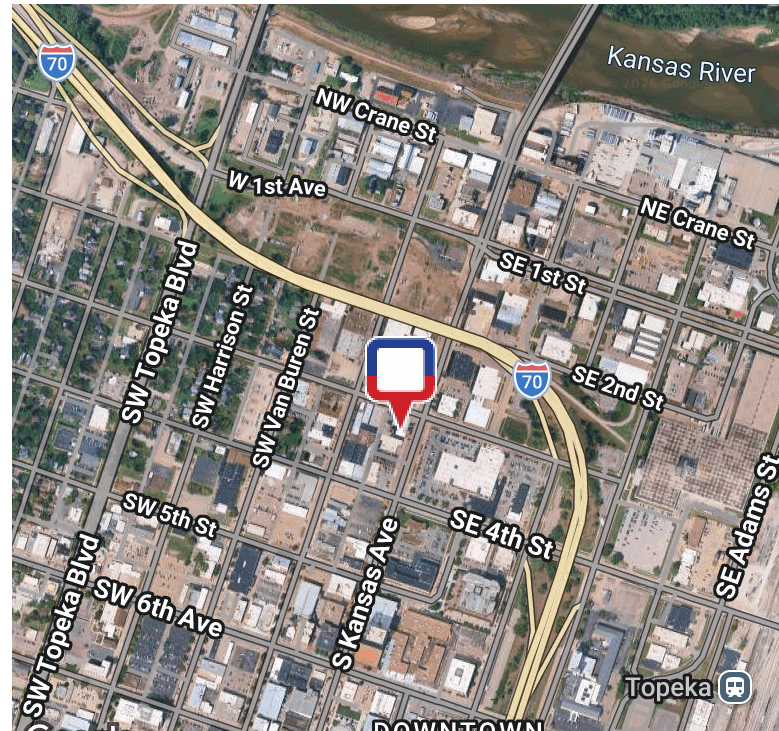


## PROPERTY DESCRIPTION

Nearly 2,500+/- SF of office or retail space with an additional 1,750+/- SF mezzanine space in downtown Topeka. It contains a two-story entry/waiting area, two bathrooms, seven individual offices, a break area, and a large conference room. Comes with reserved off-street parking.

## OFFERING SUMMARY

|                 |                     |
|-----------------|---------------------|
| Lease Rate      | \$4.27 - \$10 SF/yr |
| Building Size   | 7,472+/- SF         |
| Available Space | 1,200 - 4,222+/- SF |
| Lot Size        | 11,572+/- SF        |
| Zoning          | D1-HL               |



Listed By:

**MIKE MORSE**

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**CADEN MERRICK**

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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**



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## SPACES

## LEASE RATE

## SPACE SIZE

## SPACE SIZE

|            |               |                         |            |
|------------|---------------|-------------------------|------------|
| Full Space | \$4.27 SF/yr  | 4,222 <sup>+/-</sup> SF | \$1,502.33 |
| East Half  | \$10.00 SF/yr | 1,200 <sup>+/-</sup> SF | \$1,000.00 |
| West Half  | \$10.00 SF/yr | 1,200 <sup>+/-</sup> SF | \$1,000.00 |
| Mezzanine  | \$10.00 SF/yr | 1,750 <sup>+/-</sup> SF | \$1,458.33 |

Tenant is responsible for electric, janitorial, and minor interior maintenance within the leased space.

Landlord is responsible for base year operating expenses including roof and structural maintenance.

## VIRTUAL WALK-THRU LINK:

<https://my.matterport.com/show/?m=QrENjpiV6SF>



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