

SHUNGA CREEK OFFICE BUILDING OFFICE CONDOMINIUMS FOR SALE OR LEASE

5040 SW. 28th Street, Topeka, KS 66614



PROPERTY INFO

Two story office building located in southwest Topeka near Fairlawn Road with easy access to I-470 and the Wanamaker Corridor. Less than one block to the new Wheatfield Village at 29th and Fairlawn. Great opportunity for either an investor or owner occupied purchaser.

The building houses six condominium units. Units 4, 5 and 6 are available for sale and Units 4 and 6 and part of 5 for lease. Each condo is metered separately for gas and electricity. Common area expenses are shared proportionately between the condo owners.

Multiple large windows provide ample natural light and the two units on the second floor (5 and 6) include a deck overlooking the Shunga Creek and Crestview Park.

Ample parking is provided adjacent to the building.



UNIT 4

Sale Price: \$65,000
Lease Rate: \$15.00 psf
Area: 636 rentable sf

First Floor, southeast corner of building available immediately.

Recently remodeled.

UNIT 5

Sale Price: \$175,000
Lease Rate: \$12.50 psf
Area: 2,078 rentable sf

Second Floor, west wing Suite E available for immediate occupancy, Suite F currently occupied with a lease that expires in April, 2024.

Lease includes new carpet and paint.

UNIT 6

Sale Price: \$160,000
Lease Rate: \$12.50 psf
Area: 2,078 rentable sf

Second Floor, east wing suite currently unoccupied. Space could be subdivided into two units with separate entrances.

Lease includes new carpet and paint.

For more information visit: www.shungacreekoffice.com, or contact: Robert Hansen at 785.207.6651 or email at rhansen3620@sbcglobal.net