



PROPERTY SUMMARY

SALE PRICE	\$725,000.00
BUILDING SIZE	32,470 ^{+/-} SF
LEASE RATE	Landlord will negotiate fair market price
SPACE AVAILABLE	32,470 ^{+/-} SF
LOT SIZE	32,844 ^{+/-} SF
2024 RE TAXES	\$25,227.74
ZONING	C5; D1, PUD
YEAR BUILT	1965
CONSTRUCTION	Reinforced concrete frame
HEAT & AIR SYSTEM	Warmed and cooled air
PARKING	Ample parking

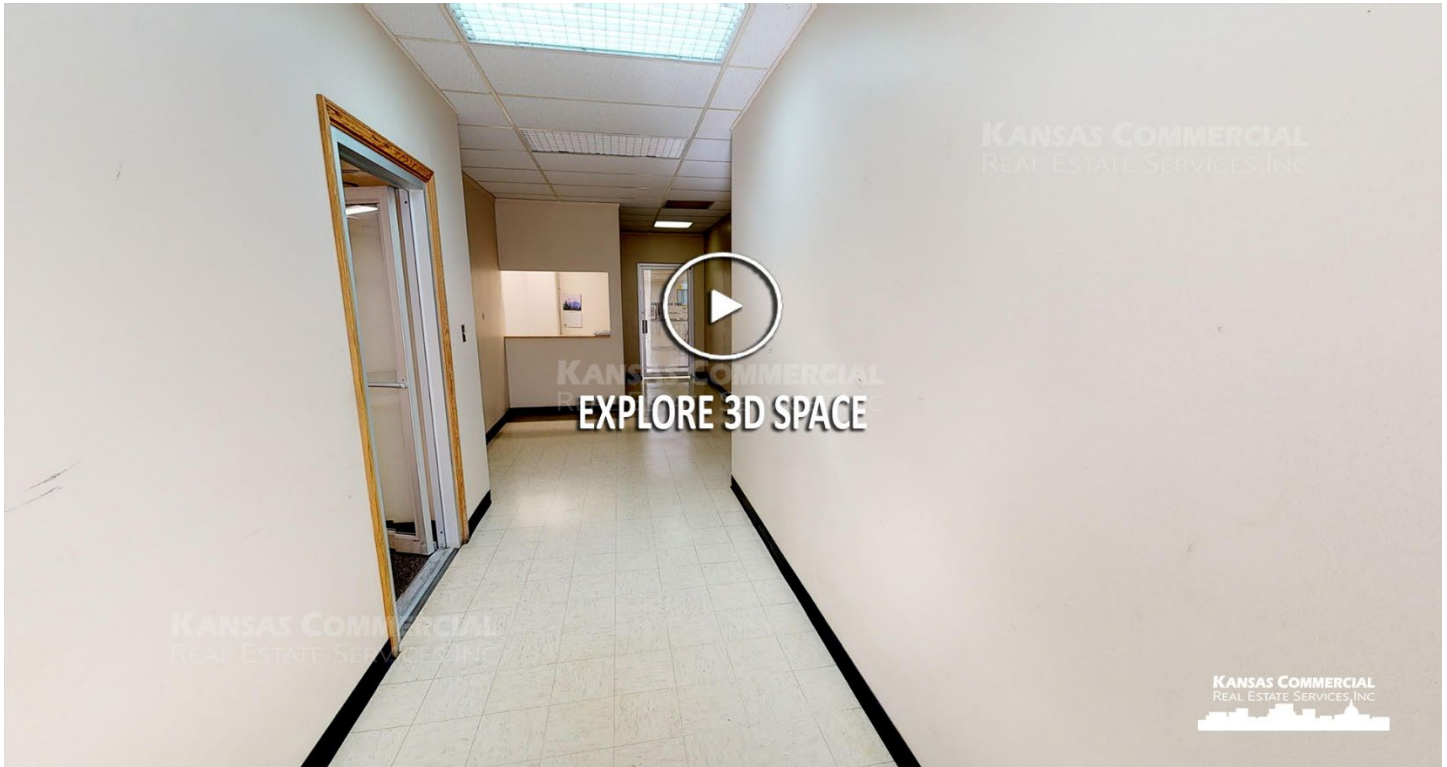
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SPACE AVAILABLE	SIZE/SF:	LEASE RATE:	COMMENT(S):
SINGLE FLOOR	16,235 ^{+/-}	Landlord will negotiate fair market price for the space with a prospective tenant	Former Duffen's Optical Lab. Offices and warehouse space. Potential loft building. Parking on three sides of the building.
WHOLE BUILDING	32,470 ^{+/-}		

3-D WALK THRU: MAIN FLOOR <https://my.matterport.com/show/?m=4SHwL7B91D3>

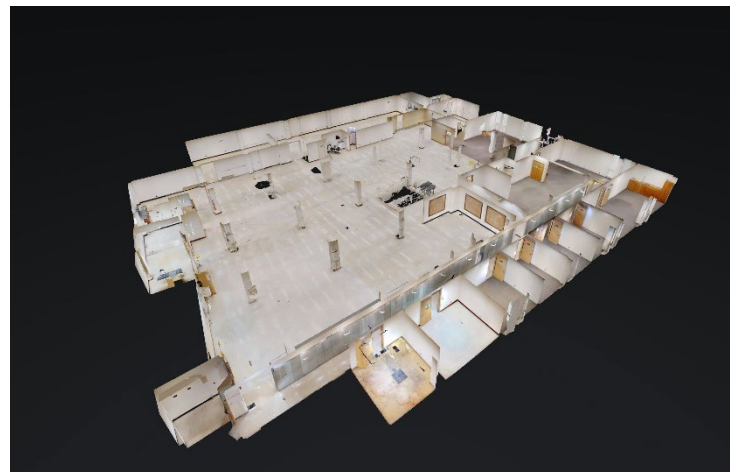
BASEMENT <https://my.matterport.com/show/?m=2bk481ifHTD>

TENANT PAYS: Tenant pays Janitorial, utilities, and minor interior maintenance

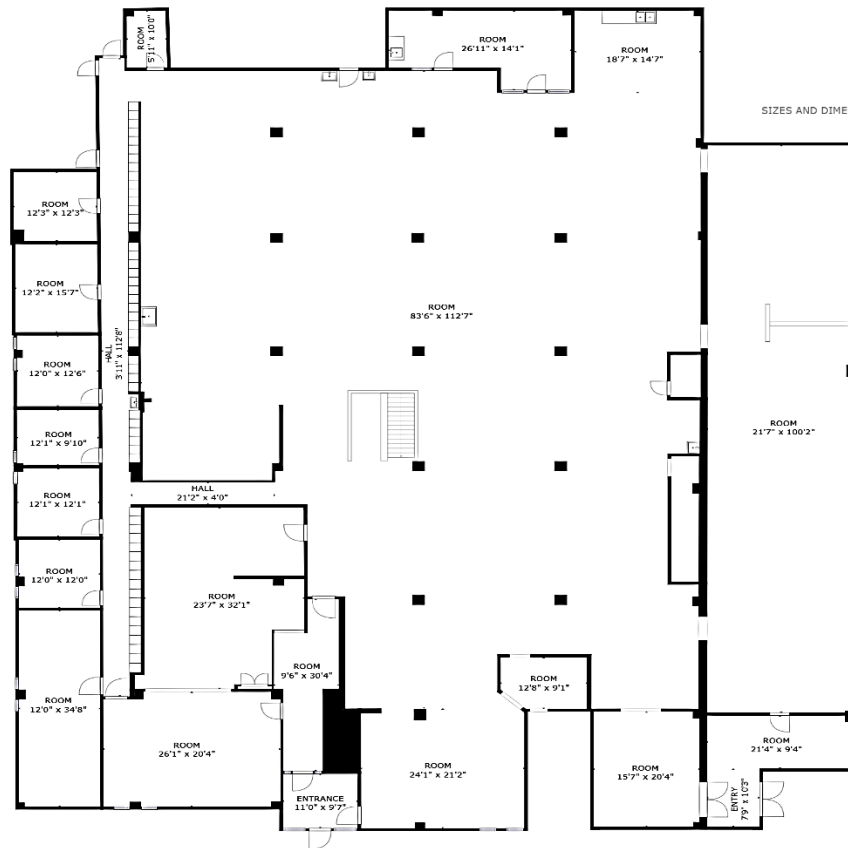
LANDLORD PAYS: Landlord pays exterior maintenance including roof and structural maintenance.

BUILDING FEATURES: Two-story warehouse with on grade access on each level.

LOCATION FEATURES: Direct access to I-70 and Downtown Topeka.

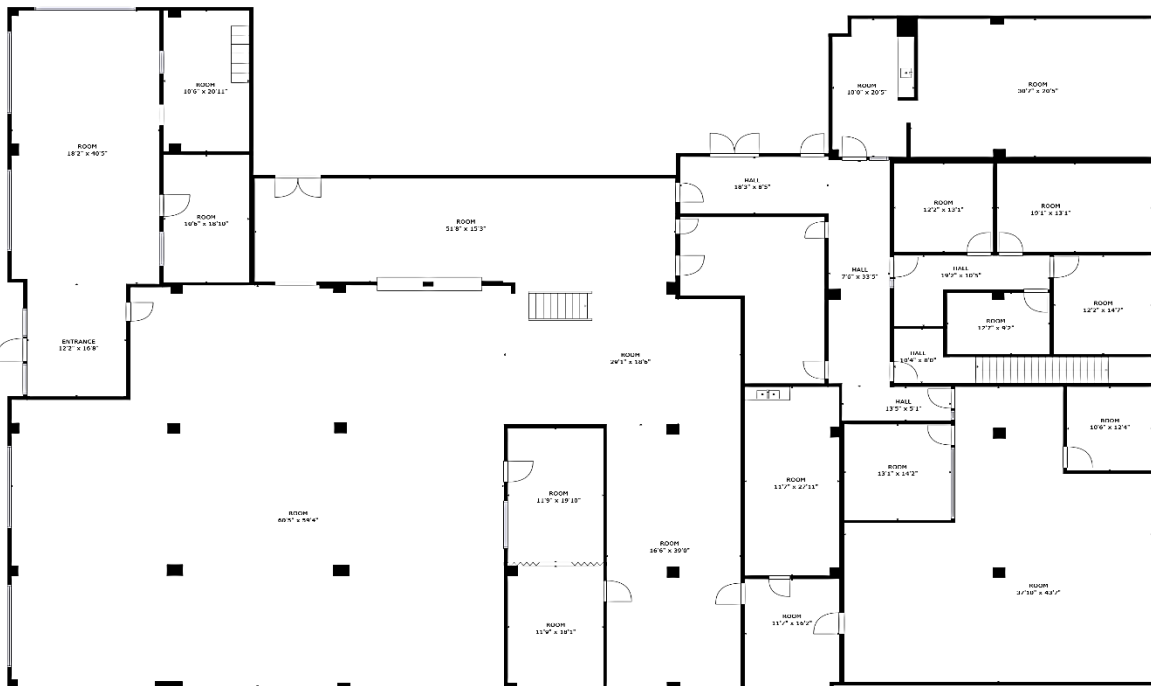


Upper Level



GROSS INTERNAL AREA
 FLOOR 1: 16004 sq ft
 TOTAL: 16004 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Lower Level



GROSS INTERNAL AREA
 FLOOR 1: 11810 sq ft
 TOTAL: 11810 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



