

FOR LEASE

3216 SW VAN BUREN ST

Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Excellent mid-town warehouse/work location between Kansas Avenue and Topeka Blvd. This pre-engineered steel building with two grade-level doors has high-end entry features, glass doors, and side lights. Monument and building signage are available.

OFFERING SUMMARY

Lease Rate	\$8.00 SF/yr
Building Size	16,500 ^{+/-} SF
Available Space	1,375 - 7,075 ^{+/-} SF
Lot Size	76,759 ^{+/-} SF
Year Built	2017
Zoning	I1

INDUSTRIAL SPECS

Doors	2 - 10'x14' (rear of building)
Ceiling Height	14' - 16'
Column Spacing	25' x 80'
Construction	Preengineered steel with single pitch
Lighting	LED high-bay lighting
Westar Electric Service	200 AMP, 3 phase
Water & Sewer Service	City of Topeka
Gas Service	Kansas Gas Service
HVAC	Overhead heat in the warehouse
Signage	Building and monument



Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@kscommercial.com

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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SPACE	LEASE RATE	BASE RATE/MO	CHARGES/SF	CHARGES/MO
Suite B - 1,375 ^{+/-} SF	\$8.00 SF/yr	\$916.66	\$4.35/SF	\$498.44
Suite C - 5,700 ^{+/-} SF	\$8.00 SF/yr	\$3,800.00	\$4.35/SF	\$2,066.25
Combo- 7,075 ^{+/-} SF	\$8.00 SF/yr	\$4,716.67	\$4.35/SF	\$2,564.69

Landlord is responsible for roof and structural maintenance.

Tenant is responsible for their pro-rata share of CAM, real estate taxes and owner insurance, interior maintenance, utilities, and janitorial.



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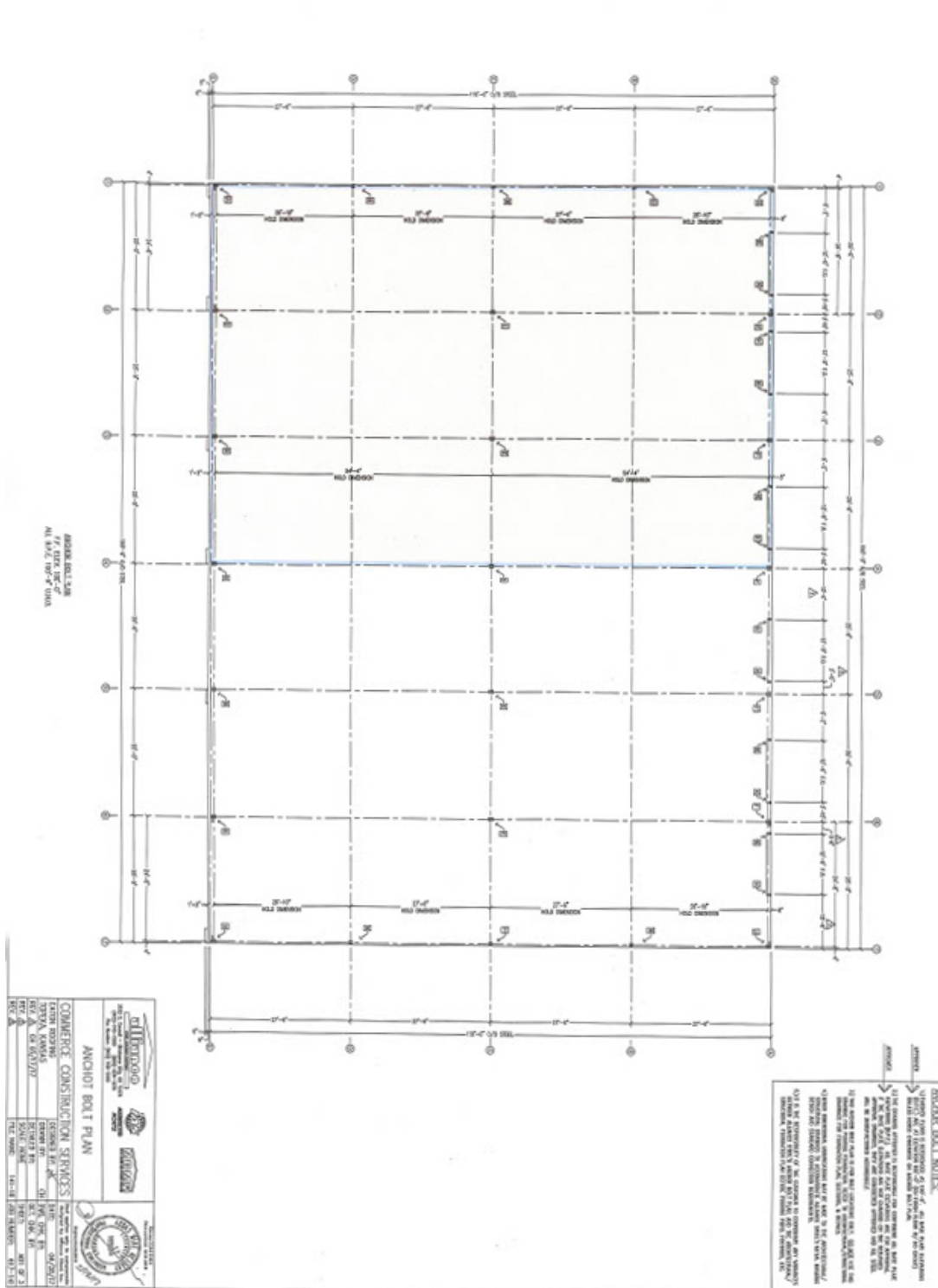
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