

BROCHURE

Flex Office/Warehouse Space

400 SE Jefferson Street

Topeka, KS 66611

Scott Boling

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Bryon Schlosser

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OFFERED AT \$1,250,000



**COLDWELL BANKER
COMMERCIAL**
GRIFFITH & BLAIR

GLOBAL REACH, LOCAL TOUCH

PROPERTY SUMMARY

Flex Office/Warehouse Space
400 SE Jefferson Street
Topeka, KS 66611



PROPERTY DESCRIPTION

This 16,350 SF single-story flex building sits in a prime Topeka location just minutes from Downtown and near major municipal, state, and federal office buildings, offering excellent access to key government and service corridors. The site also benefits from immediate access to I-70 with a quick connection to I-470, making it ideal for regional operations.

Originally constructed in 1964 and substantially renovated in 2001 and 2012, the facility blends approximately 10,500 SF of data-center space with 5,850 SF of office, conference, reception, and support areas. Interior features include a glass-front lobby, multiple conference rooms, private offices, tech support areas with visibility to the data floor, break areas, restrooms, and wide circulation paths that support flexible reconfiguration and equipment movement.

Mechanical and electrical highlights include an 800 kW Caterpillar generator, 375 KVA UPS, 100-ton N+1 cooling configuration, FM-200 fire suppression in critical rooms, suspended cable trays, and two diverse routes for fiber service access available from multiple carriers. These systems support a wide range of future uses including tech operations, R&D, medical or lab conversion, creative office, call center, light industrial, assembly, production, distribution, logistics, or hybrid office-warehouse applications.

Exterior features include paved parking, truck/dock access at the rear, a fenced mechanical yard, and an employee patio. With its central infill location, robust infrastructure, and multiple redevelopment paths, this property provides a versatile solution for owner-users or specialty operators.

OFFERING SUMMARY

<u>Sale Price:</u>	<u>\$1,250,000</u>
<u>Lot Size:</u>	<u>35,283 SF</u>
<u>Building Size:</u>	<u>16,350 SF</u>

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INVESTMENT HIGHLIGHTS

LOCATION

- Minutes from Downtown Topeka
- Near major municipal, state, and federal office buildings
- Highly desirable location for government-adjacent operations
- Quick access to I-70 and fast connection to I-470
- Strong infill position with excellent workforce access

BUILDING OVERVIEW

- 16,350 SF single-story flex facility
- 10,500 SF data-center area
- 5,850 SF office, conference, and support space
- Significant renovations in 2001 and 2012
- Clear-span sections and slab-on-grade construction
- Wide circulation paths for equipment movement and reconfiguration



MECHANICAL & ELECTRICAL

- 800 kW Caterpillar Diesel Generator
- 375 kVA UPS
- 100-ton N+1 cooling configuration
- FM-200 fire suppression in critical areas
- Suspended cable tray system
- Secure access throughout the facility



CONNECTIVITY

- Fiber service access available from multiple carriers
- Two diverse fiber access routes to the site

ADAPTIVE-REUSE POTENTIAL

- Tech operations / IT support
- Medical or lab conversion
- R&D / engineering
- Creative office or production space
- Light manufacturing or assembly
- Distribution, logistics, or hybrid office-warehouse
- Call center or operations center



SITE FEATURES

- Climate Controlled Storage
- Paved parking
- Truck/dock access at the rear
- Fenced mechanical yard
- Employee patio

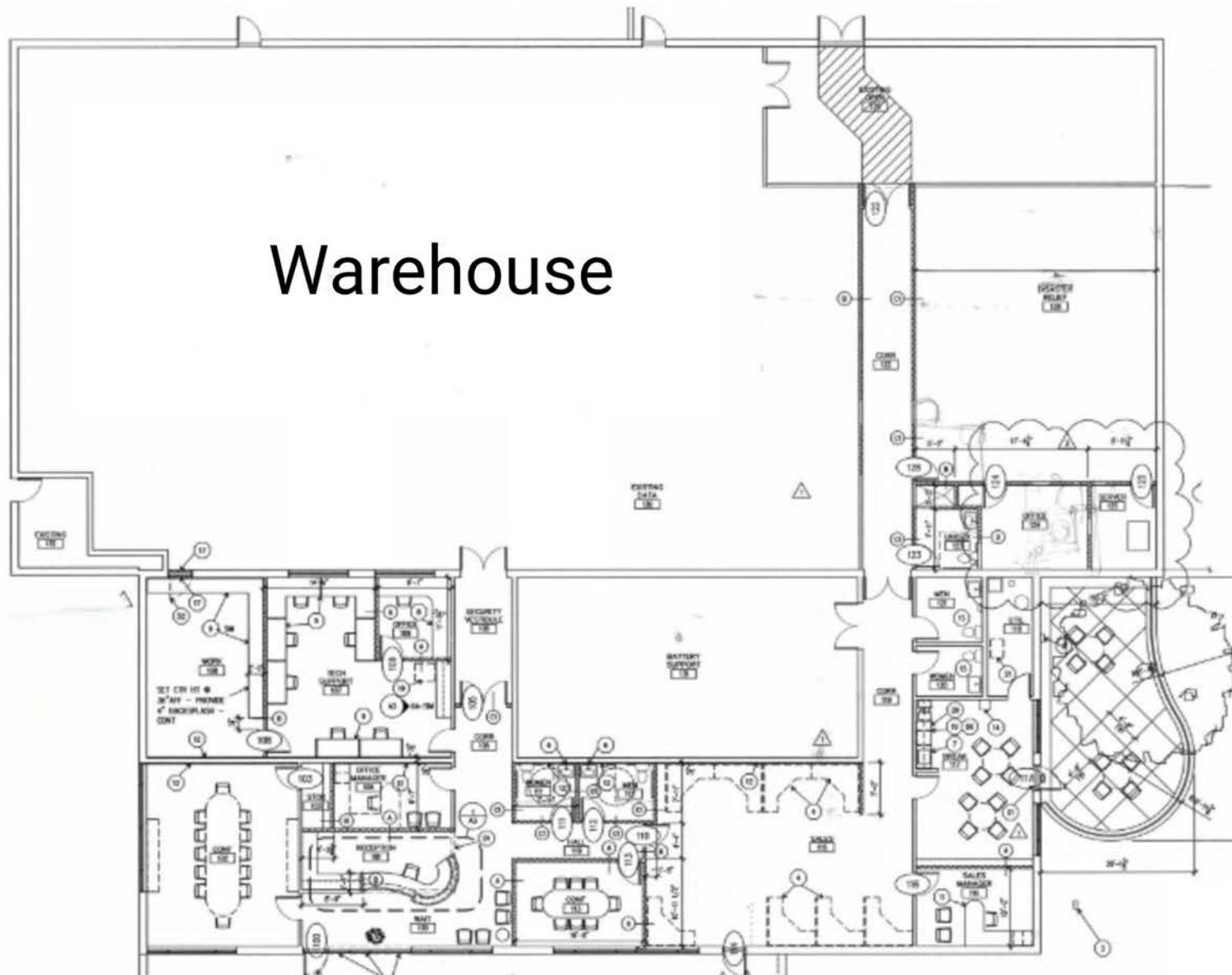
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FLOOR PLAN

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Floor plan is provided solely as a general layout only and is not to scale.

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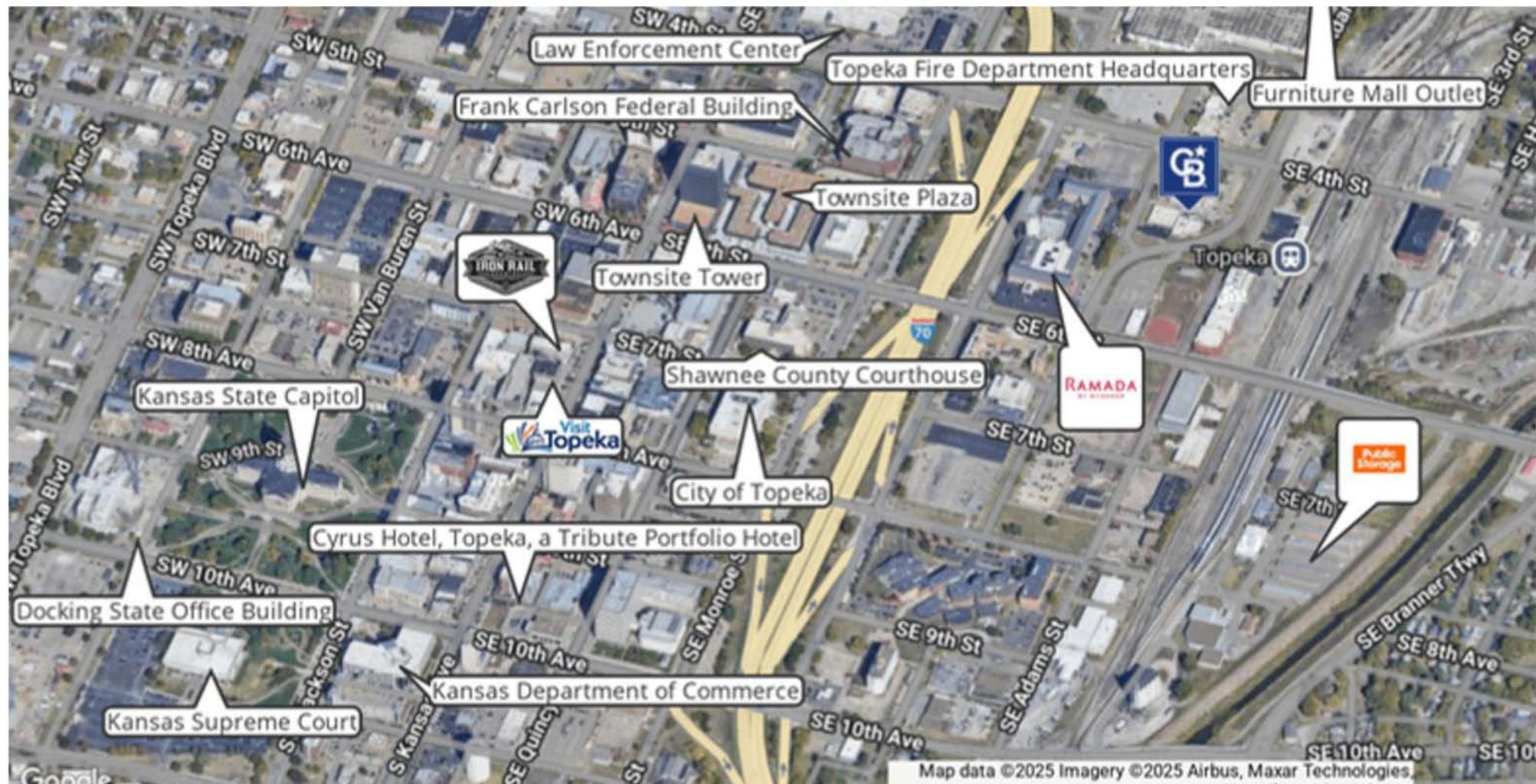
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NEARBY BUSINESS

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