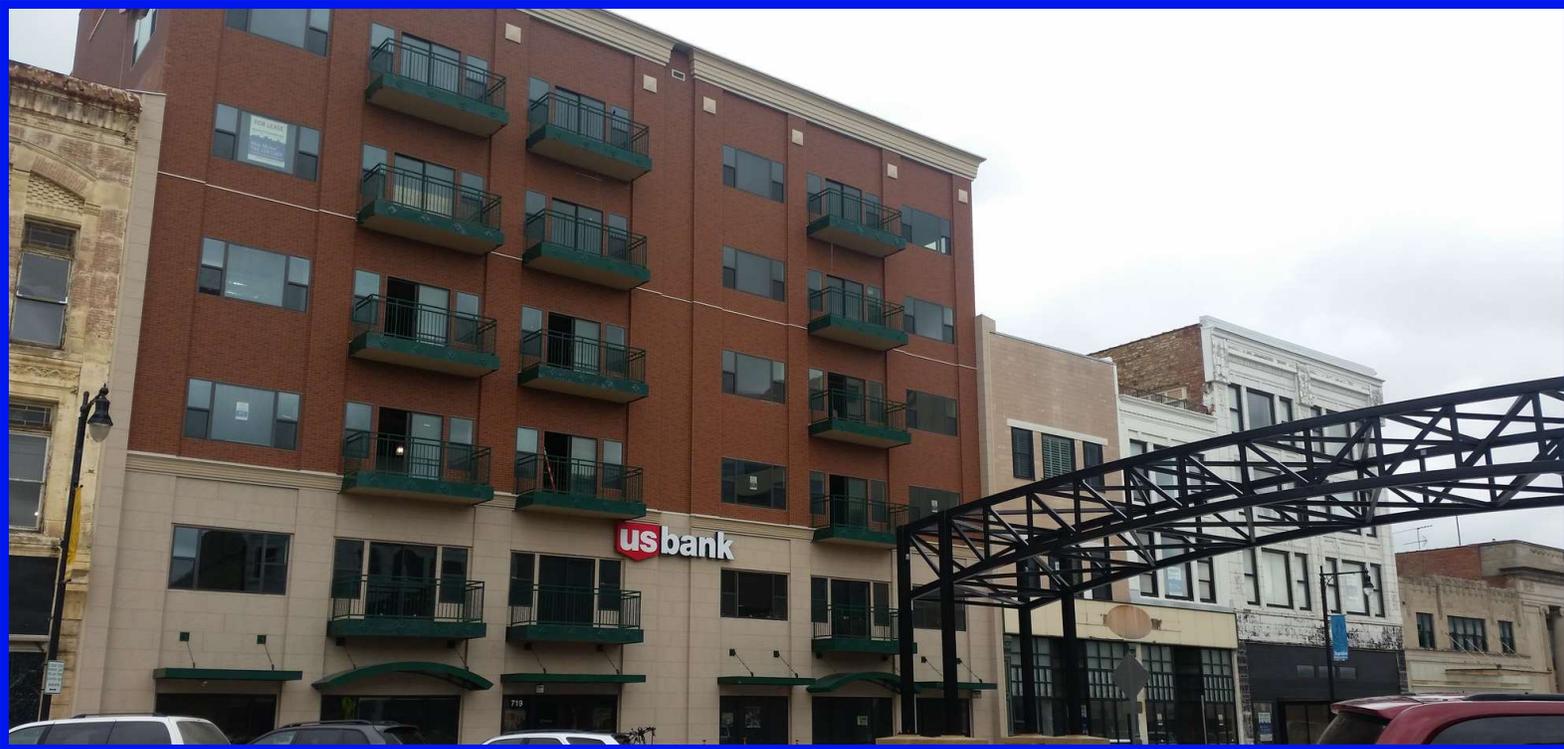


FOR LEASE

719 S KANSAS AVE

Topeka, KS 66603

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Excellent office building located in the heart of downtown Topeka. Within walking distance of Evergy Plaza.

HIGHLIGHTS

- Attached parking garage. Each floor has direct access.
- Large windows.
- I-70 highway access is one block away.
- The Cyrus Hotel, restaurants, and shopping nearby.
- Easy walk to the Shawnee County Courthouse or the State Capitol building.

OFFERING SUMMARY

Lease Rate	\$20.00 SF/yr
Building Size	49,336 ^{+/-} SF
Available Space	1,466 ^{+/-} - 4,514 ^{+/-} SF
Lot Size	18,657 ^{+/-} SF
Year Built	2009
Zoning	C5

Virtual Walk-Thru Link: <https://my.matterport.com/show/?m=7CEQmBFbeKM>

SPACE	SPACE SIZE	LEASE RATE	BASE RATE/MO
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Entire 2nd Floor	4,514 ^{+/-} SF	\$20.00 SF/yr	\$7,523.33
2nd Floor Divided Option 1	3,048 ^{+/-} SF	\$20.00 SF/yr	\$5,080.00
2nd Floor Divided Option 2	1,466 ^{+/-} SF	\$20.00 SF/yr	\$2,443.33

Landlord is responsible for roof and structure, major exterior maintenance, base year real estate taxes, and property insurance. Tenant is responsible for utilities, janitorial, and minor interior maintenance within the leased space.

Listed By:



MIKE MORSE

Partner, SIOR

785.228.5304

mike@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.

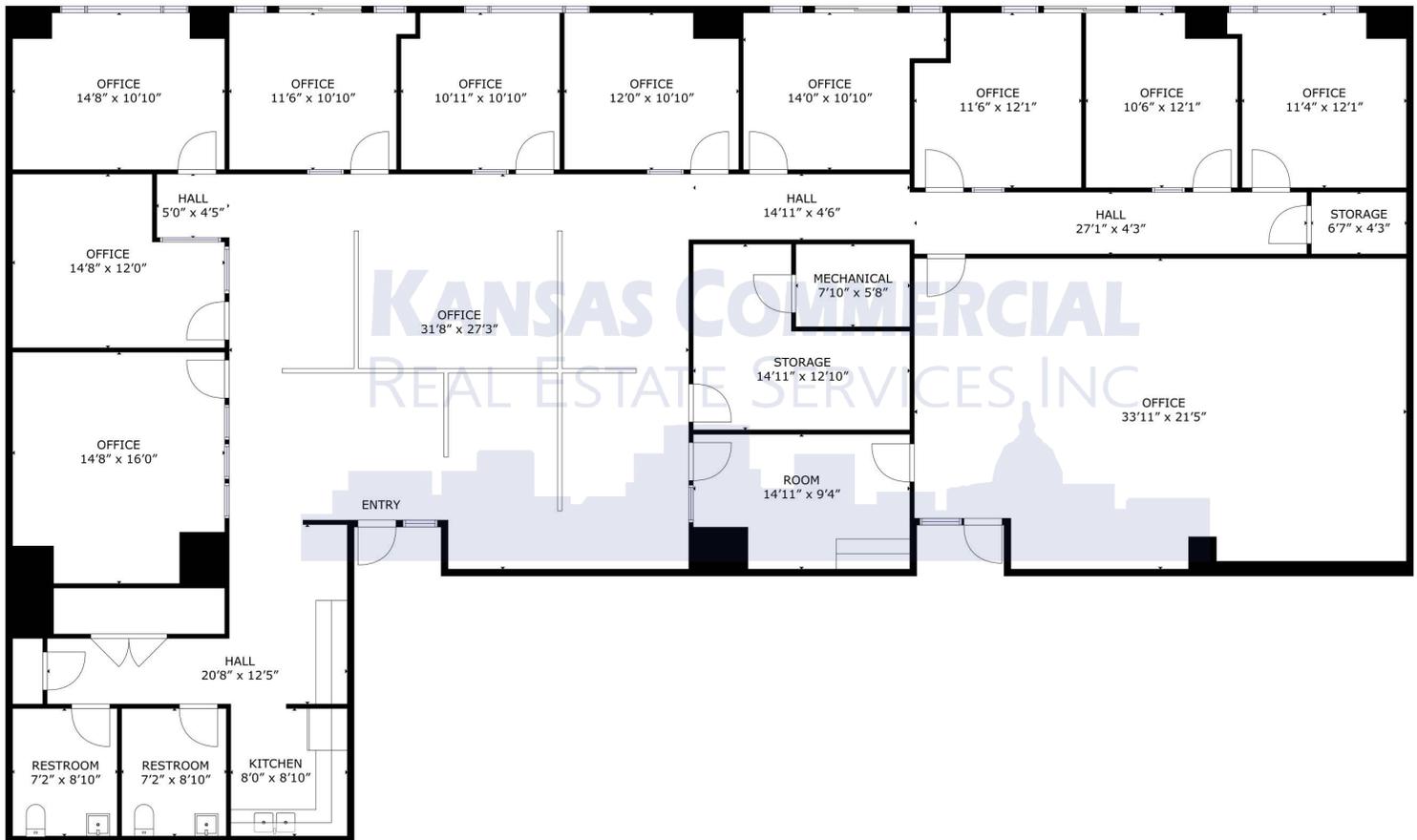
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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