

FOR LEASE

1000 S KANSAS AVE

Topeka, KS 66612

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Class B high-rise apartment building with office space on the main level. Excellent downtown Topeka location with walking access to great restaurants, the county courthouse, and a block from the State Capitol.

OFFERING SUMMARY

Lease Rate	\$16.00/SF/yr
Building Size	60,850 ^{+/-} SF
Available Space	1,500 ^{+/-} SF
Lot Size	14,400 ^{+/-} SF
Year Built	1971
Zoning	C5
Construction	Stud with brick veneer
Heat & Air System	Forced heat and central air
Traffic Count	10,215 ^{+/-} vehicles/day

SPACE	SIZE	RATE/SF/YR	RATE/MO
Suite 100	1,500 ^{+/-} SF	\$16.00/SF/YR	\$2,000.00

Main level space on Kansas Avenue with four to five offices and large storefront windows.

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

Landlord pays base year operating expenses, utilities, insurance, taxes, trash, and exterior maintenance.

Tenant pays janitorial and minor interior maintenance expenses.



Listed By:

MIKE MORSE

Partner, SIOR

785.228.5304

mike@kscommercial.com



CADEN MERRICK

Associate

785.228.5305

caden@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

Suite 100

