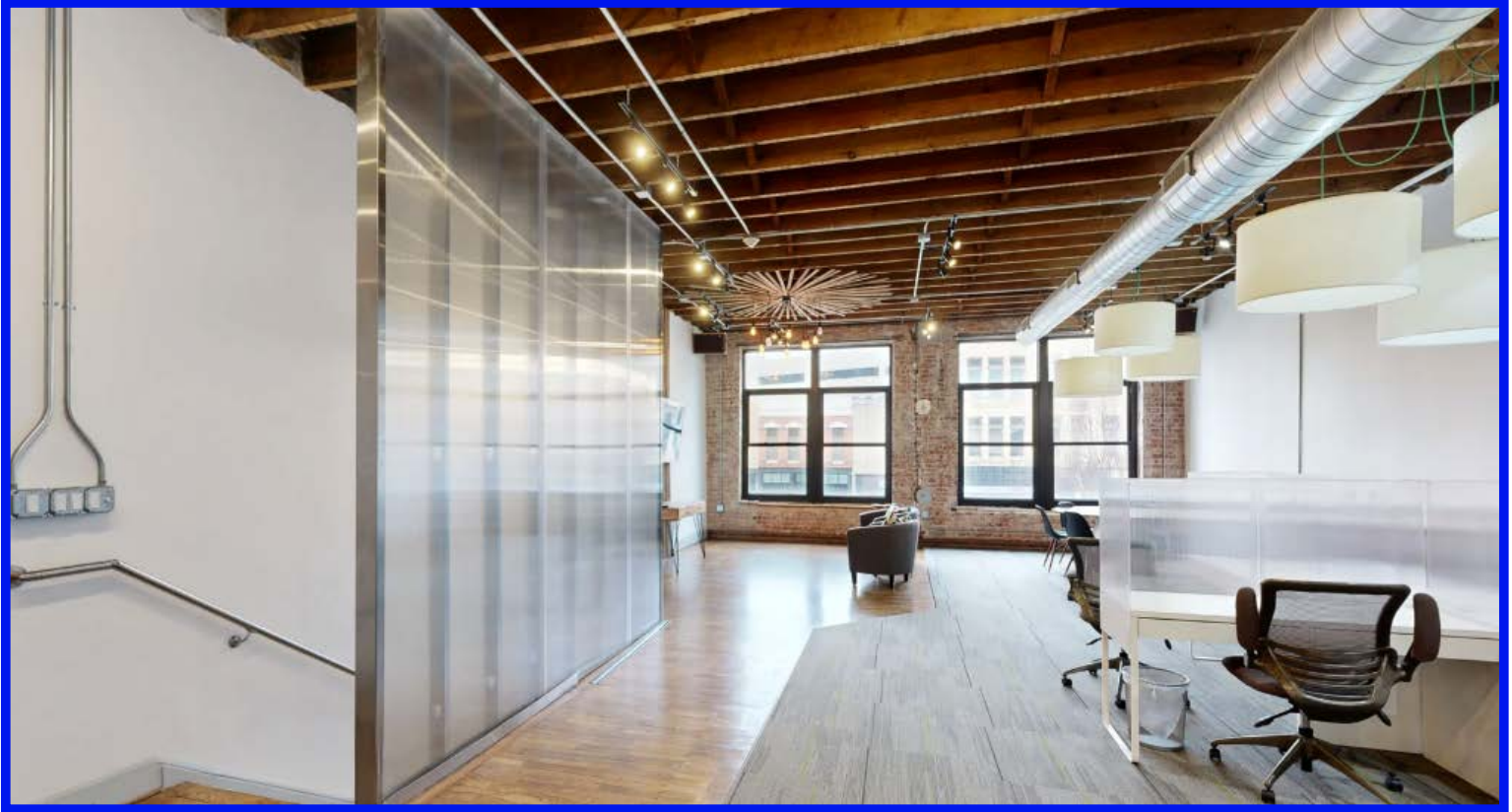


FOR LEASE

728 S KANSAS AVENUE

Topeka, KS 66603

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Nicely finished second floor office space in downtown Topeka. The first floor is currently occupied by Cashmere Gourmet Popcorn store.

HIGHLIGHTS

- Prime downtown location near shopping, restaurants, and offices
- Within walking distance of the State Capitol
- I-70 access is just one block away
- Large windows overlooking Kansas Ave

OFFERING SUMMARY

Available Space	1,650 ^{+/-} SF
Lease Rate	1 SF
Building Size	3,357 ^{+/-} SF
Lot Size	1,900 ^{+/-} SF
Year Built	1900
Year Updated	2017
Zoning	C5
Construction	Stud-Brick Veneer

SPACE	RATE/SF/YR	RATE/MO
1,650 ^{+/-} SF	\$16.00 SF/yr	\$2,200.00

VIRTUAL WALK-THRU LINK:

<https://my.matterport.com/show/?m=k6t17qP1YQW>

Landlord pays all building base year operating expenses excluding janitorial and minor interior maintenance within the leased space.

Listed By:

MIKE MORSE

Partner

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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