

FOR SALE / LEASE

1020 SW FAIRLAWN

Topeka, KS 66604

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.

MAJOR PRICE REDUCTION!



### LOCATION DESCRIPTION

A stone's throw from the busy intersection at 10th and Fairlawn, this building front faces Fairlawn Road. Large parking lot on site. Quick access to I-70, Hwy 75, and Wanamaker Road with numerous options for retail shopping and restaurants.

### LOCATION HIGHLIGHTS

- Quick access to I-70 and Hwy 75.
- Less than a 1.5 mile drive to the Wanamaker Retail Corridor.
- Large, easily accessible, parking lot with entry/exit on Fairlawn Rd.

### Virtual Walk-Thru Link:

<https://my.matterport.com/show/?m=4tsutj1qbQ5>



Listed By:

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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](http://kscommercial.com)



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## PROPERTY SUMMARY

**Sale Price:** **\$625,000**

**Lease Rate:** \$18.00 SF/YR

**Size/SF/YR:** 1,880 +/- - 3,500 +/-

**Rate/SF/YR:** \$18.00

**Building Size:** 6,172 +/- SF

**Lot Size:** 37,940 +/- SF

**Year Built:** 2000

**Zoning:** OI1

**Construction:** Stud-Brick Veneer

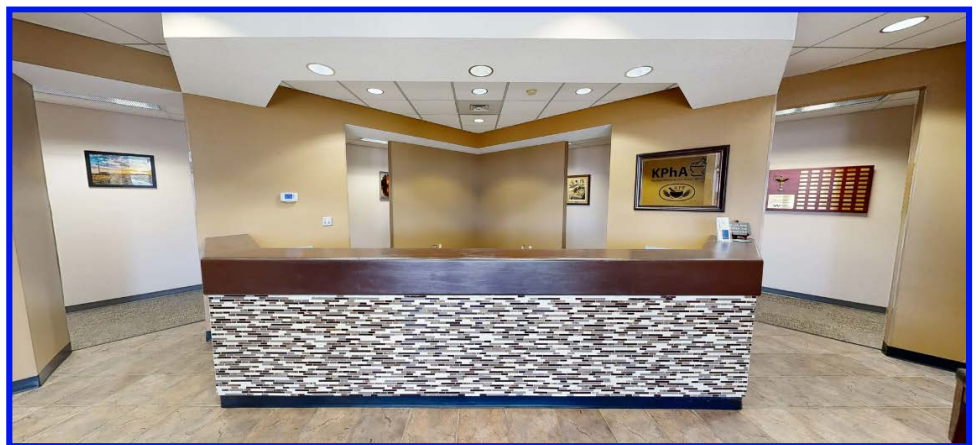
**Parking:** 38+ on site

**2024 RE Taxes:** \$10,408.00

**Traffic Count:** 13,450 +/- VPD  
on Fairlawn Rd.  
2,630 +/- VPD on 10th St.

SPACE	RATE/MO	BASE/MO	COMMENTS
1020 North 1,880 +/- SF	\$18.00/SF/YR	\$2,820.00	Tenant has access to reception and the break room. Conference room use is included. Currently built out for medical use.
1020 West 3,500 +/- SF	\$18.00/SF/YR	\$5,250.00	Tenant has access to the conference room, reception, and break room. Currently built out for medical use.

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



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