



PROPERTY DESCRIPTION

Three-story elevator building on the corner of 10th & Fairlawn. Great access to I-70 and I-470 as well as the Wanamaker retail corridor. Excellent parking to the north. Previously used by a CPA firm with multiple offices.

Tenant Pays utilities, janitorial, and minor interior maintenance within the leased space.

Landlord pays all base year operating expenses and minor interior maintenance in the leased space.

OFFERING SUMMARY

Sale Price	\$895,000
Lease Rate	\$12.00 - 20.00 SF/yr)
Building Size	7,675 ^{+/-} SF
Available Space	301-7,344 ^{+/-} SF
Lot Size	2.5 ^{+/-} Acres
Year Built	1979
Zoning	O11
Heat & Air System	Forced heat, central air
2024 RE Taxes	\$25, 778.74

SPACE	SIZE/SF	RATE/SF/YR	RATE/MO
Main Level	3,672 ^{+/-}	\$14.00	\$4,284.00
Main & Lower Level	7,344 ^{+/-}	\$12.00	\$7,344.00
Suite 1	301 ^{+/-}	\$20.00	\$452.00
Suite 2	1,066 ^{+/-}	\$15.00	\$1,332.00
Suite 3	514 ^{+/-}	\$20.00	\$771.00
Suite 4	1,322 ^{+/-}	\$15.00	\$1,653.00

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.

FOR SALE / LEASE

990 SW FAIRLAWN RD

Topeka, KS 66606

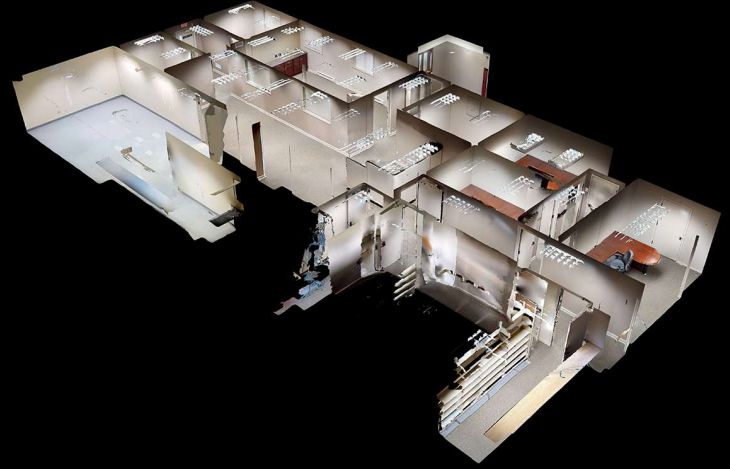
KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



Main Floor



Basement



360 VIRTUAL WALK THRU LINK

<https://my.matterport.com/show/?m=5XirTqt2n1s>



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