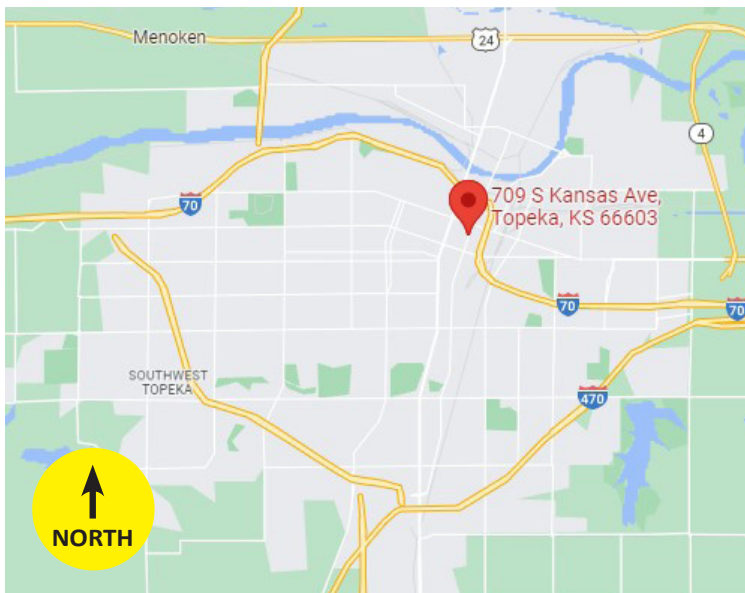
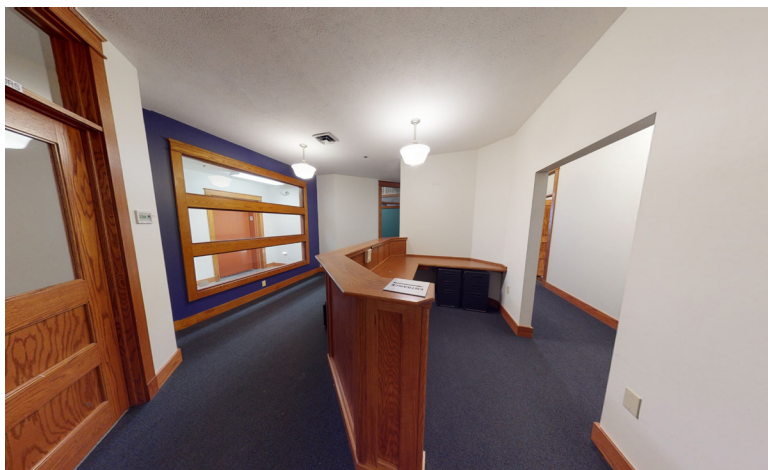


FOR LEASE  
DOWNTOWN RETAIL/OFFICE SPACE

709 S. KANSAS AVENUE  
TOPEKA, KS 66603



PROPERTY SUMMARY

LEASE RATE	\$10.00-\$17.50/SF/YR
ESTIMATED ADDITIONAL CHARGES (Taxes, insurance, etc.)	\$2.00/SF/YR
BUILDING SIZE	7,176 <sup>+/-</sup> SF
AVAILABLE SPACE	3,750 - 7,022 <sup>+/-</sup> SF
2021 R.E. TAXES	\$25,323.84
ZONING	C-5; Commercial
YEAR BUILT	1908
PARKING	Front door parking and garage adjacent to building
TRAFFIC COUNT	6,110 <sup>+/-</sup> VPD on Kansas Ave.

MIKE MORSE

SIOR | Partner

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Partner | Agent

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KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



# FOR LEASE | DOWNTOWN RETAIL/OFFICE SPACE

709 S. KANSAS AVENUE | TOPEKA, KS 66603



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MONTH:	CHARGES/MONTH:	COMMENTS:
Retail 1st Floor	7,022 <sup>+/-</sup> SF	\$12.00	\$7,022.00	\$1,170.33	Great location for a restaurant. Tenant receives vanilla shell. Check with agent for details. Owner very selective on prospective tenant and use.
2nd Floor East	3,750 <sup>+/-</sup> SF	\$17.50	\$5,468.75	N/A	Quality finishes overlooking Kansas Ave. Multiple offices, reception, and bullpen.

**Virtual Tour:** <https://my.matterport.com/show/?m=eFZ4XNrVMRL>

**BUILDING FEATURES:** Historic Downtown retail building with classic, turn of the century interior details. An elevator building with space available overlooking Kansas Avenue.

**LOCATION FEATURES:** Located downtown Topeka on Kansas Avenue within walking distance of the State Capitol, downtown shopping, and restaurants. I-70 highway access is one block away.

**LANDLORD PAYS:** Responsible for base year operating expenses, insurances, taxes, roof and structure, major exterior maintenance, and BID fees. (Property is located in the Business Improvement District. Go to <http://www.topeka.org/bid.shtml> or contact agent for more information.)

**TENANT PAYS:** Responsible for utilities, janitorial, minor interior maintenance within the leased space as well as real estate taxes and property insurance beyond the base year.

