

OFFICE BUILDING FOR SALE OR LEASE

117-119 SW 6TH AVE

Topeka, KS 66603

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KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



Positioned in Downtown Topeka, this commercial building offers great visibility, historic character, and flexible layout options suitable for a wide range of users. The property features expansive open areas ideal for events, combined with private rooms that can easily accommodate retail, office, hospitality, or mixed-use concepts. Just steps from government offices, restaurants, retail, and public parking, this location benefits from steady daytime activity and increasing downtown redevelopment momentum. Whether you're an owner-user or investor, this building gives you size, location, and flexibility.

OFFERING SUMMARY

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Total Building Size	19,500 ⁺⁻ SF
Land Size per Shawnee County	7,000 ⁺⁻ SF
Zoning	C5
Year Built	1930

2ND FLOOR LEASE DETAILS

SPACE/SF	LEASE RATE	BASE RATE/MONTH	<u>Office Space Walk-Thru:</u>
2,184 ⁺⁻ SF	\$15.00/SF/YR	\$2,730.00	https://my.matterport.com/show/?m=Wuj51X98vKu
2,214 ⁺⁻ SF	\$15.00/SF/YR	\$2,767.50	
Combined- 4,398 ⁺⁻ SF	\$15.00/SF/YR	\$5,497.50	

Landlord pays all base operating expenses excluding janitorial within the leased space.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KS Commercial Real Estate Services, Inc. in compliance with all applicable fair housing and equal opportunity laws.



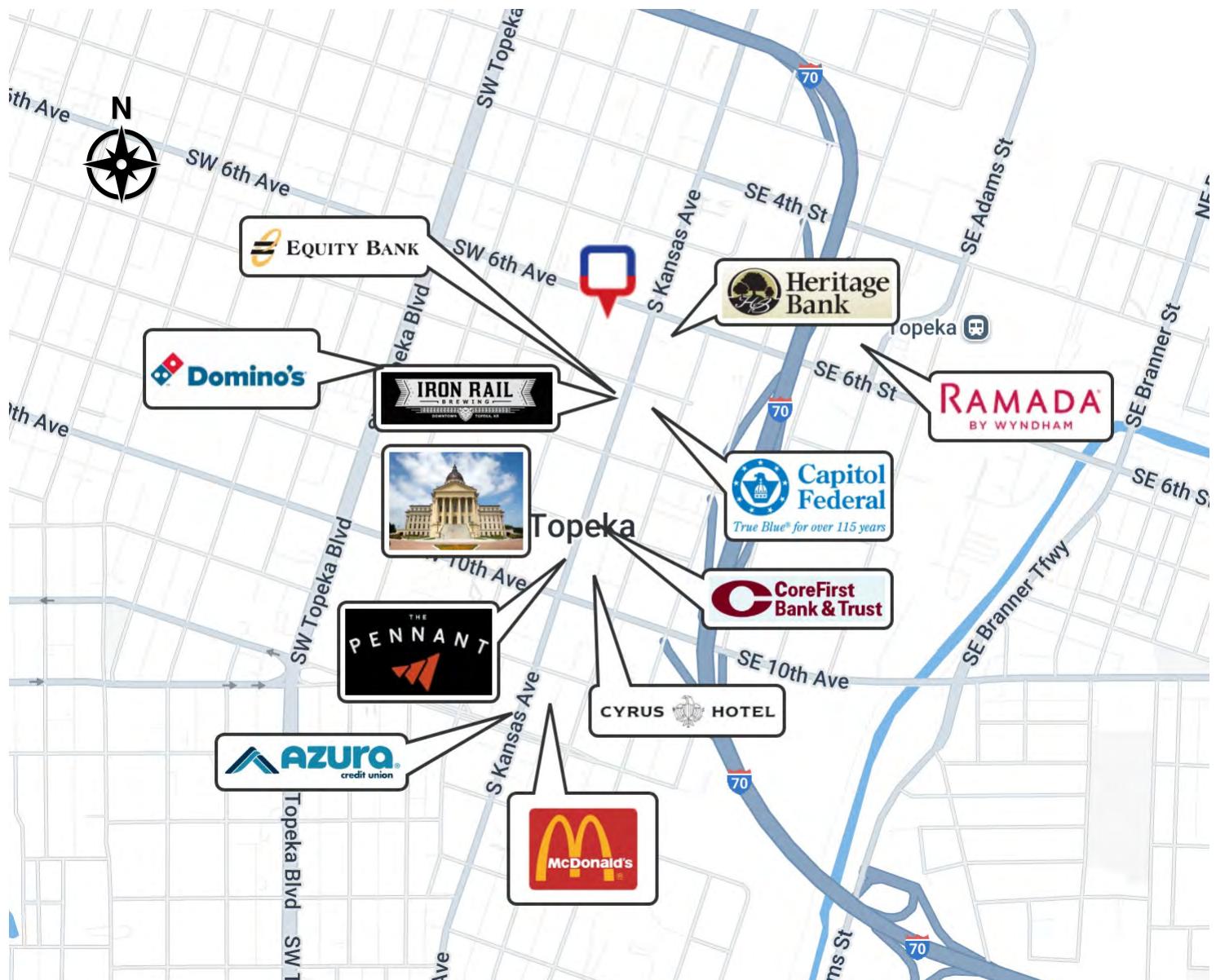
PROPERTY IMPROVEMENTS & HIGHLIGHTS



- Over 19,000⁺⁻ SF of commercial space, plus 7,000⁺⁻ SF in the basement
- 4,398⁺⁻ SF available on the 2nd floor, great for an owner/occupant
- New roof in 2025 (10 year warranty)
- New boiler in 2025
- Three new AC compressors in 2024, remaining units 3-5 years old
- All windows replaced with Thermopane energy efficient windows (except front of retail shop)
- Electronic door locks, throughout building
- 2nd floor remodel in 2014
- Prime location with strong visibility and pedestrian traffic
- Expansive open floor plates perfect for events, retail, studio, gallery, restaurant, or mixed-use
- High ceilings, architectural character, and a flexible interior
- Close proximity to parking, dining, and many government buildings
- Easy access to I-70



AERIAL MAP & DEMOGRAPHICS



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	396	1,712	7,571
Average Age	40	39	38
Average Age (Male)	40	40	38
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	725	3,195
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$31,877	\$35,352	\$39,139
Average House Value	\$145,380	\$136,503	\$92,216

Demographics data derived from AlphaMap

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