

OFFICE BUILDING FOR SALE OR LEASE

117-119 SW 6TH AVE

Topeka, KS 66603

MIKE MORSE

Partner, SIOR
785.228.5304
mike@kscommercial.com



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

OFFERING SUMMARY

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
2,184 ^{+/-} SF	\$15.00/SF/YR	\$2,730.00
2,214 ^{+/-} SF	\$15.00/SF/YR	\$2,767.50
Combined- 4,398 ^{+/-} SF	\$15.00/SF/YR	\$5,497.50

Office Space Walk-Thru:

<https://my.matterport.com/show/?m=WuJ51X98vKu>

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

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KS Commercial Real Estate Services, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KS Commercial Real Estate Services, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KS Commercial Real Estate Services, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KS Commercial Real Estate Services, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KS Commercial Real Estate Services, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC





MIKE MORSE

Partner, SIOR

mike@kscommercial.com

Direct: 785.228.5304

KS Commercial Real Estate Services, Inc.

435 S Kansas Ave., Suite 200

Topeka, KS 66603

785.272.2525

