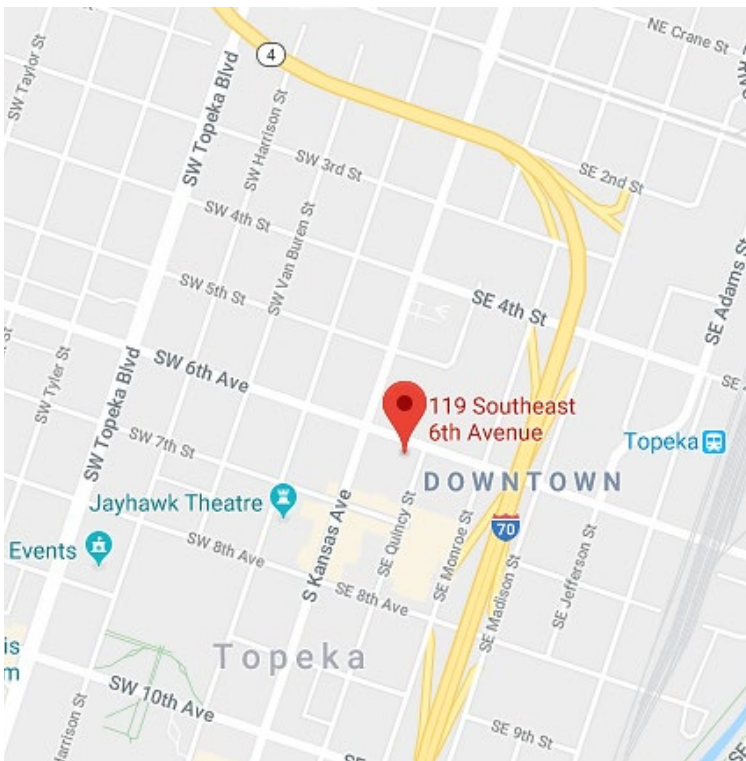


FOR LEASE | OFFICE SPACE | DOWNTOWN
119 SE 6TH STREET | TOPEKA, KS 66603



PROPERTY SUMMARY

LEASE RATE	\$17.00/SF/YR
BUILDING SIZE	6,334 ^{+/-} SF
ZONING	C-5; Commercial
YEAR BUILT	1900 per SNCO
CONSTRUCTION	Wood frame with brick veneer
HEAT & AIR SYSTEM	Forced air heat and central air conditioning
PARKING	Street front parking and parking garage south of building
PLUMBING	Male & Female restrooms
TRAFFIC COUNT	11,315 ^{+/-} vpd on 6 th Street; 7,990 ^{+/-} vpd on Kansas Ave.



EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
2nd LEVEL:	3,159+/-	\$17.00	\$4,475.25	Brand new - old school space featuring high ceilings and limestone walls. Elevator building with parking garage south of the building. Landlord will finish space for a quality lease.

VIRTUAL TOUR: <https://my.matterport.com/show/?m=GPqLFS3YSXu>

LANDLORD PAYS: Base year operating expenses, utilities, insurance, systems maintenance, exterior maintenance, roof, structural maintenance, real estate taxes, common area maintenance, and *BID fees.

*Property is in the Business Improvement District. Go to <http://www.topeka.org/bid.shtml> or contact agent for more information.

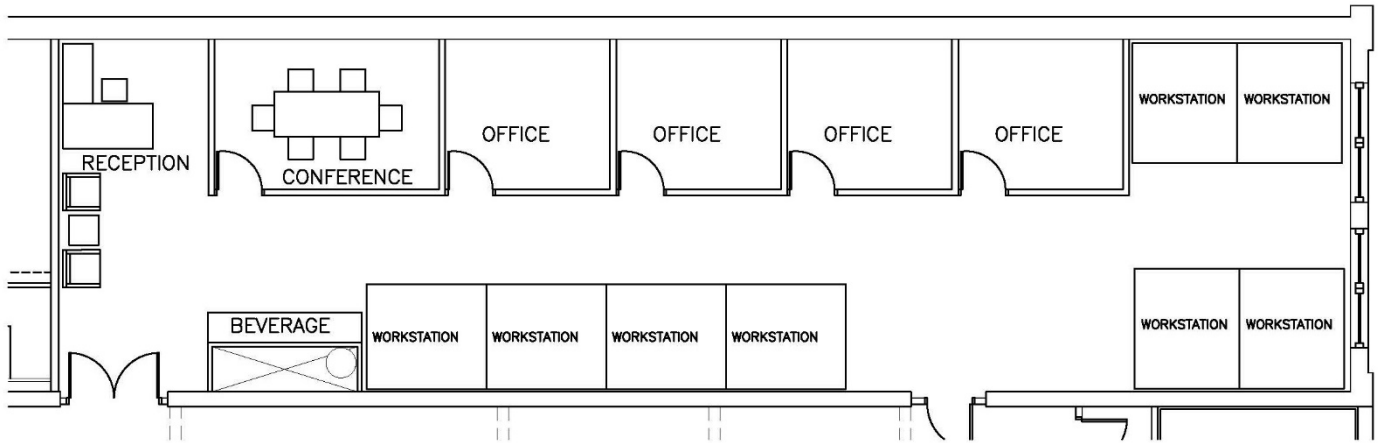
TENANT PAYS: Tenant pays janitorial and minor interior maintenance expenses.

BUILDING FEATURES: Historic two-story downtown building with showroom windows on 6th Street and office space on second floor. Building includes elevator and parking garage is located south of the building.

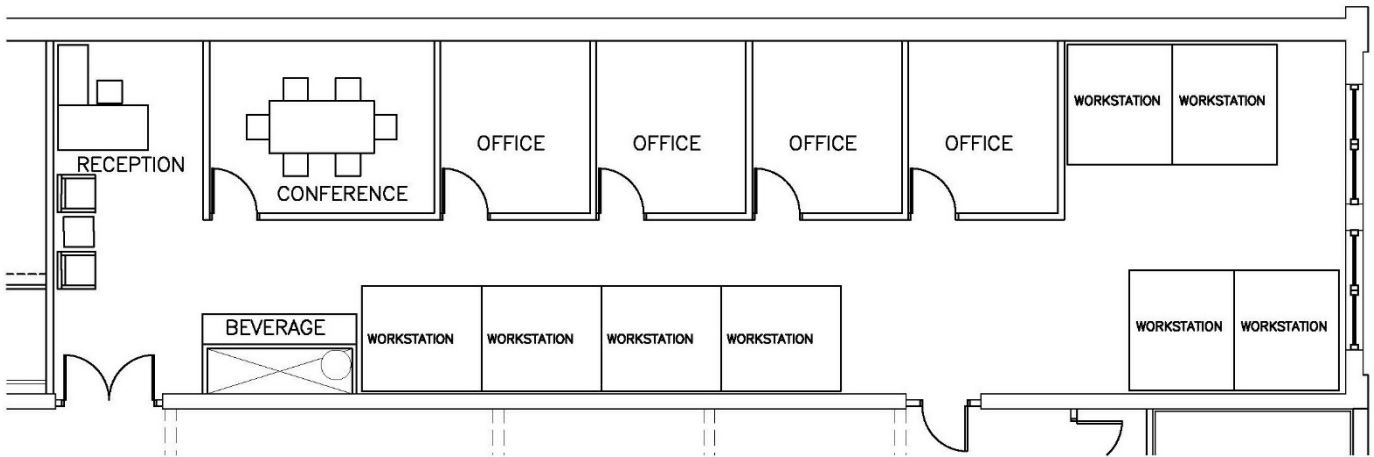
LOCATION FEATURES: Highly visible on busy downtown corner of 6th and Quincy. Great I-70 access.

OFFICE LAYOUT IDEAS

OPTION 1



OPTION 2



OPEN SPACE DESIGN IDEAS

