

FOR LEASE

1818 NE SEWARD AVE

Topeka, KS 66616

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.

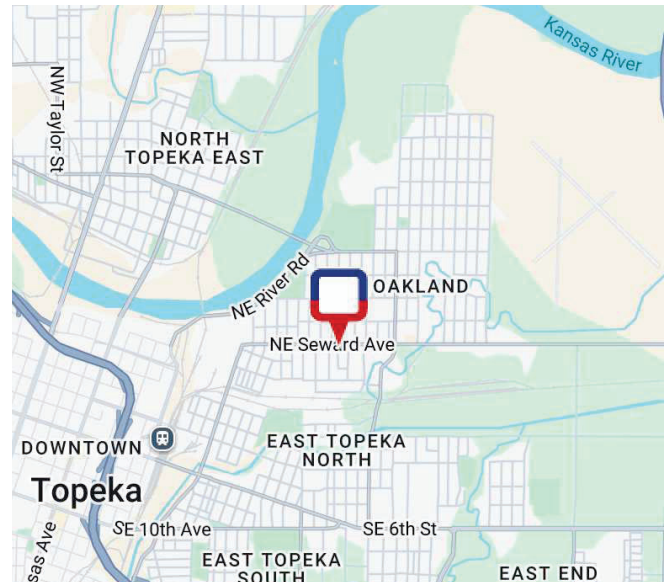


## PROPERTY DESCRIPTION

Two-bay service garage in the Oakland neighborhood featuring a 12' ceiling height. Has a good size lot, 0.3<sup>+</sup> acre for customer parking. Pole signage available. Located within 2 miles/5 minutes of I-70 via Adams St.

## OFFERING SUMMARY

Lease Rate	\$11.40 SF/yr
Building Size	1,161 <sup>+</sup> SF
Lot Size	13,141 <sup>+</sup> SF
Year Built	1957
Zoning	X1
Parking	Ample paved parking



## SPACE SIZE      LEASE RATE      RATE/MO

1,161 <sup>+</sup> SF	\$11.36 SF/yr	\$1,100
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Tenant is responsible for rate increases in real estate taxes and property insurance over base year, janitorial, interior/exterior maintenance, and utilities. Landlord is responsible for roof and structural maintenance, base year property taxes, and property insurance.

Listed By:

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