

FOR LEASE

435 S. KANSAS AVENUE

Topeka, KS 66603

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



LOCATION DESCRIPTION

Great location in downtown Topeka. Sits on the northwest corner of 5th & Kansas. Shopping, restaurants, and Everygy Plaza all within walking distance. Just blocks from I-70.

PROPERTY DESCRIPTION

First floor space. Features large windows and has great visibility from Kansas Avenue. Owner occupied building. Excellent retail or office space.

360 VIRTUAL TOUR LINK

<https://my.matterport.com/show/?m=BZ43yeHVAQk>

OFFERING SUMMARY

| | |
|-------------------|-----------------------------------|
| Lease Rate | \$17.00 SF/yr |
| Building Size | 6,226 ^{+/-} SF |
| Available Space | 1,564 ^{+/-} SF |
| Lot Size | 7,500 ^{+/-} SF |
| Year Built | 1940 |
| Zoning | C-5 |
| Heat & Air System | Forced heat & central air |
| Plumbing | One restroom |
| Parking | Downtown street parking |
| Traffic Count | 7,980 ^{+/-} vehicles/day |

| SPACE | LEASE RATE | SPACE SIZE | BASE RATE/MO |
|-----------|---------------|-------------------------|--------------|
| Suite 100 | \$17.00 SF/yr | 1,564 ^{+/-} SF | \$2,215.00 |

Landlord pays base year taxes, insurance, systems maintenance, and exterior maintenance.

Tenant pays utilities, janitorial, and minor interior maintenance.

Listed By:

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KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

Potential Layouts



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