

FOR LEASE

# BUCHANAN CENTER

1195 SW Buchanan St, Topeka, KS 66604

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## PROPERTY DESCRIPTION

Located in central Topeka within blocks of Washburn University and the downtown area. This elevator building has 12' ceilings with large windows for great natural light. Multiple offices, reception, access to a large training/conference room, and a full kitchen. Front-door customer parking and plenty of employee parking.

## PROPERTY SUMMARY

Lease Rate	\$12.00 SF/yr
Building Size	8,358 <sup>+/-</sup> SF
Available Space	824 - 4,813 <sup>+/-</sup> SF
Lot Size	41,690 <sup>+/-</sup> SF
Year Built	1900
Zoning	R2



Listed By:

**MIKE MORSE**

Partner, SIOR

785.228.5304

mike@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and/or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)

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SPACES	LEASE RATE	SPACE SIZE	BASE RATE/MO
Suite 101	\$12.00 SF/yr	834 <sup>+/-</sup> SF	\$834.00
Suite 201	\$12.00 SF/yr	1,646 <sup>+/-</sup> SF	\$1,646.00
Suite 202	\$12.00 SF/yr	1,098 <sup>+/-</sup> SF	\$1,098.00
Suite 203	\$12.00 SF/yr	824 <sup>+/-</sup> SF	\$824.00
Combo of Suites 202 & 203	\$12.00 SF/yr	1,922 <sup>+/-</sup> SF	\$1,922.00
Entire 2nd Floor	\$12.00 SF/yr	4,813 <sup>+/-</sup> SF	\$4,813.00

Landlord pays utilities, janitorial, taxes, insurance, systems maintenance, exterior maintenance, and structural maintenance.

Tenant pays minor interior maintenance within the leased space.

**SECOND FLOOR VIRTUAL TOUR LINK:** <https://my.matterport.com/show/?m=Q98mY1aaVff>

**FIRST FLOOR VIRTUAL TOUR LINK:** <https://my.matterport.com/show/?m=RxQTU1QbprQ>

Demo for what the second floor can be finished to look like).



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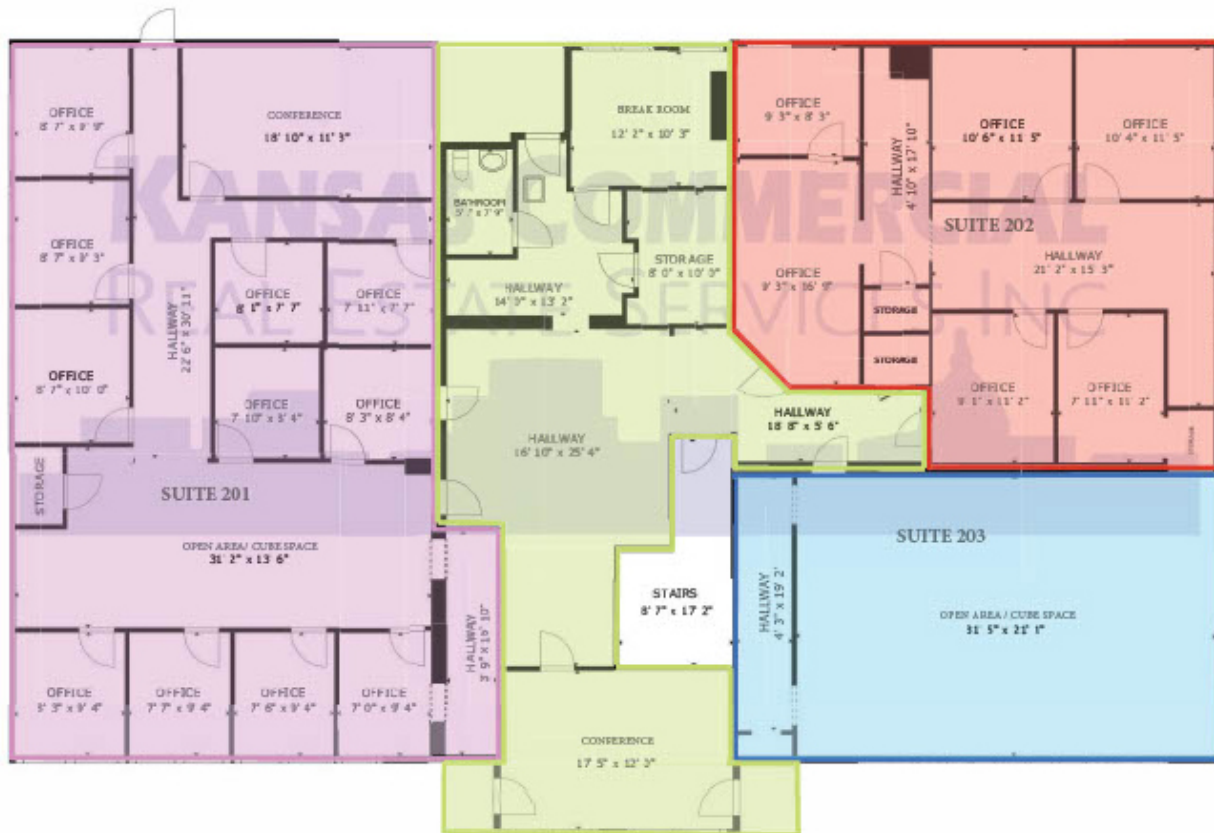
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Floor Plan For Second Floor

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