

## **For Sale or Lease**

3 Historic Buildings Totaling 86,000 SF

## **627-635 S. Kansas Ave**

Topeka, Kansas 66603 - Shawnee County  
*-1st Floor Retail & Restaurant Space Available*  
*-Prime Multifamily Development Opportunity*  
*-Negotiable Lease Structure or Prime Large Single Use Opportunity*

**FOR SALE**

**86,000 SF | \$1,990,000**

**FOR LEASE**

**40,000 - 130,500 SF**  
**Available from \$18 PSF**

**TENANT IMPROVEMENT**

**Available for Qualifying Tenants**

**SCAN QR CODE TO VIEW ONLINE**



*Property View Facing West on Main Street*

**CONTACT**

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ABOUT THE PROPERTY

# Property Overview

Available for sale at \$1,990,000 or lease from \$18 PSF, 627–635 S. Kansas Avenue is a portfolio of three historic buildings totaling 86,000 GSF in the heart of Downtown Topeka's South Kansas Avenue Commercial Historic District. The property is pre-approved for Federal and State Historic Tax Credits, zoned C5, and supports Class-A office, lab, retail, restaurant, or multifamily redevelopment — with leasable suites from 20,000 to 130,500 SF and substantial TI available for qualifying tenants. Located 0.3 miles from the Kansas State Capitol and I-70, directly across from Every Plaza.

KEY HIGHLIGHTS

- 1st floor retail, office, or restaurant space available
- Prime multifamily redevelopment opportunity in the heart of Topeka
- Turnkey custom built floor plans available
- Suites for lease from 40,000 - 130,500 SF via building expansion
- Pre-approved for Federal and State Historic Tax Credits (HTC)
- Zoning is C5
- Directly across the street from Every Plaza - a popular event and concert venue
- Less than 0.5 miles from I-70, Topeka State Capitol Complex
- Three additional floors can be added over the 627 and 633 buildings to expand the total SF to 130,500 (see drawings on later pages)
- Adjacent David's Jeweler's Building is separately available for acquisition



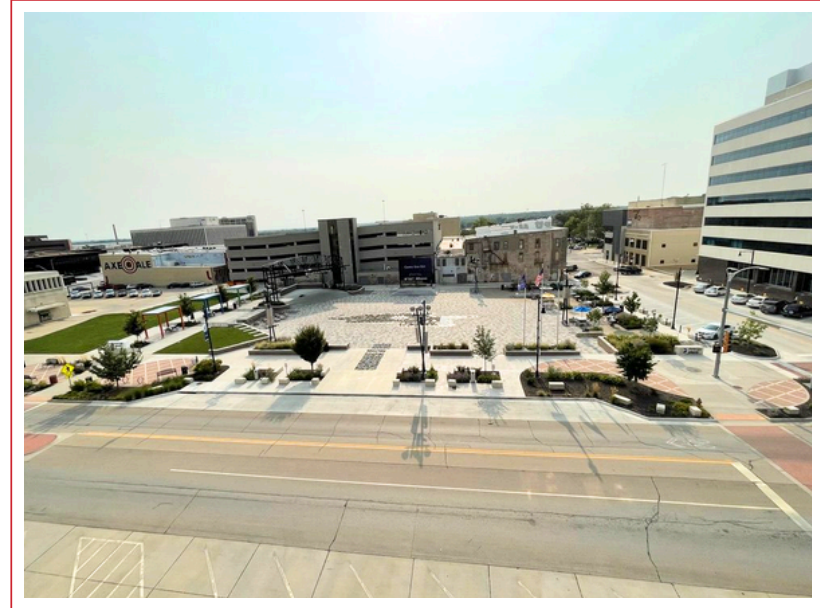
Corner Retail & Garage Parking



**THE TOUR**



*Exterior View from Evergy Plaza*



*View from Building of Evergy Plaza*



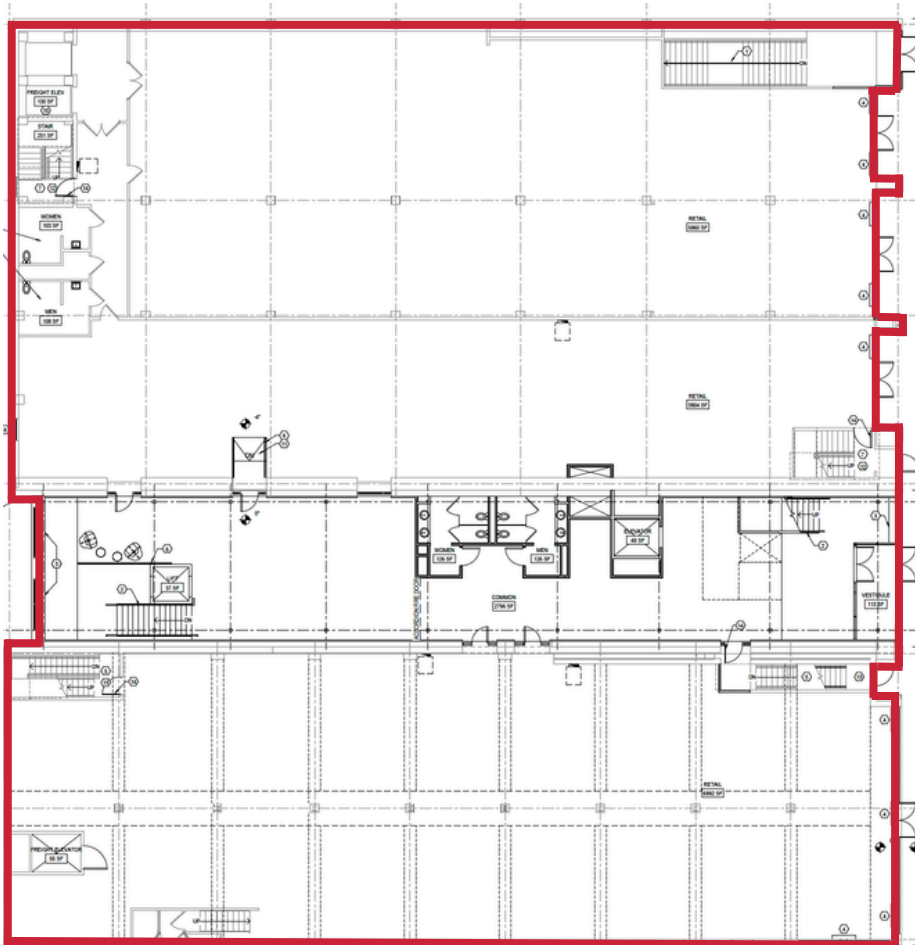
*Rooftop Expansion Conceptual Drawing*



*Middle Building Redevelopment Conceptual Drawing*

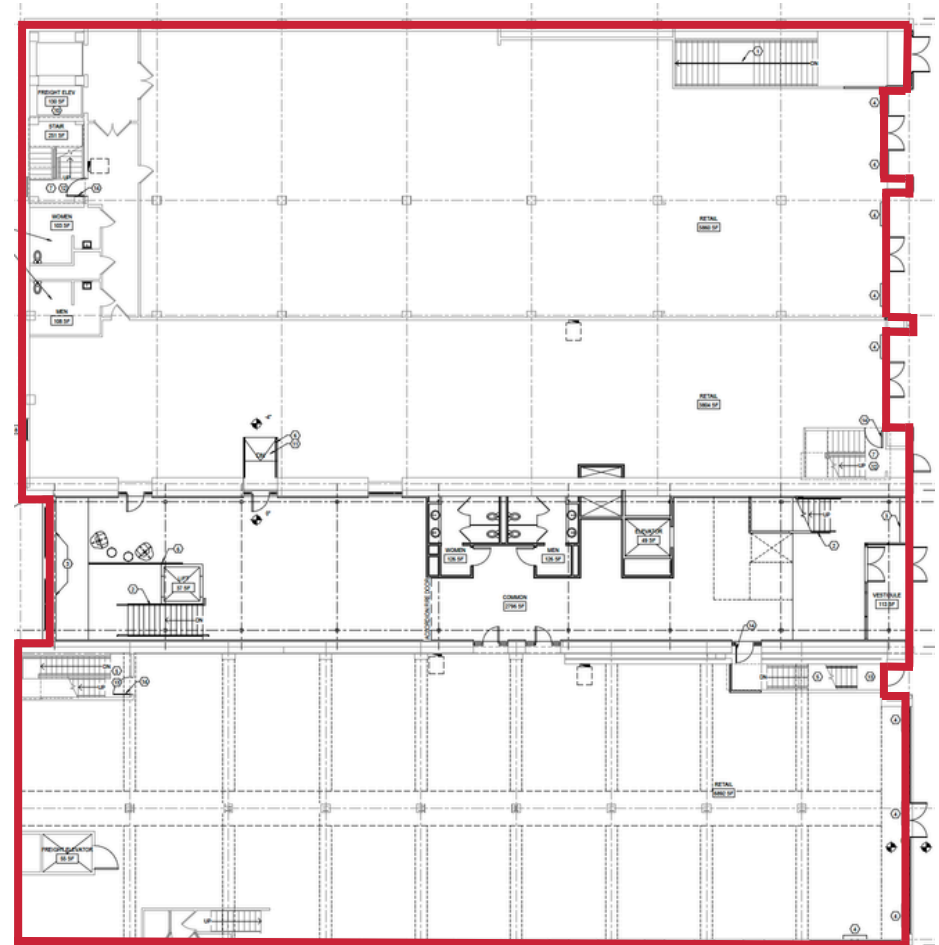
**LOWER LEVEL | ~23,300 SF**

*Conceptual Floorplans Shown Can Be Modified Per Tenant's Requirements*



**1ST FLOOR | ~22,500 SF**

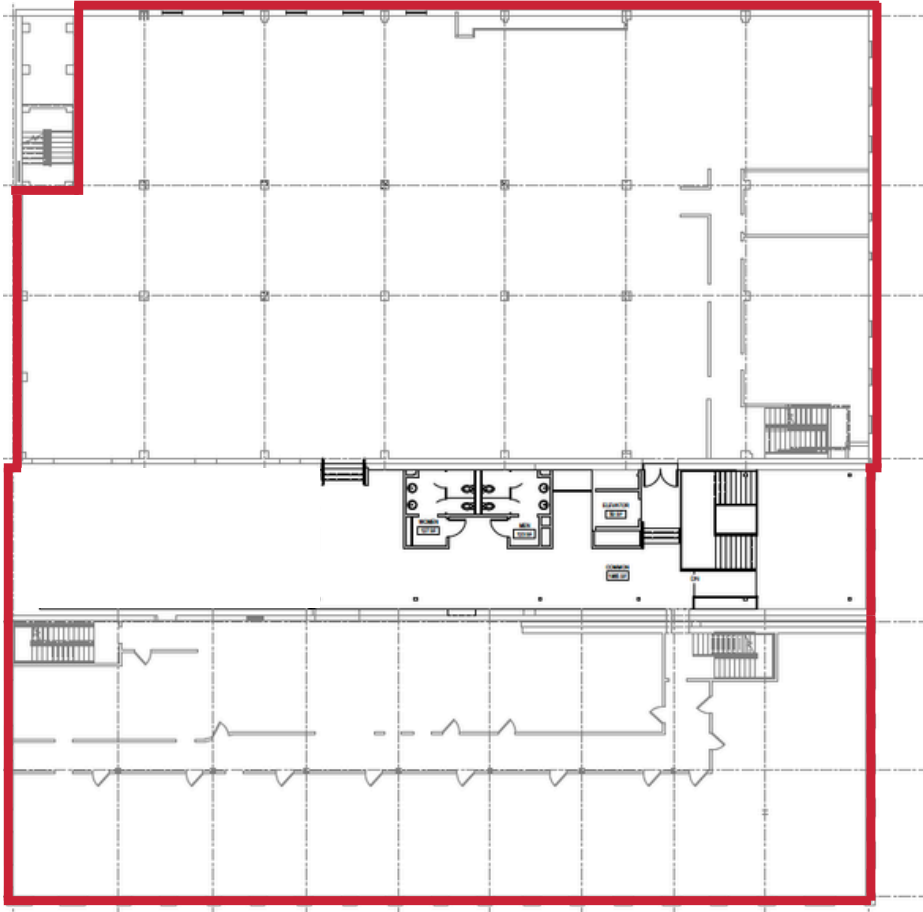
*Conceptual Floorplans Shown Can Be Modified Per Tenant's Requirements*



Note: These plans reflect the redevelopment of the middle building as common area. The middle can be modified per tenant's needs, including expanding Levels 2 & 3, without jeopardizing HTC approval.

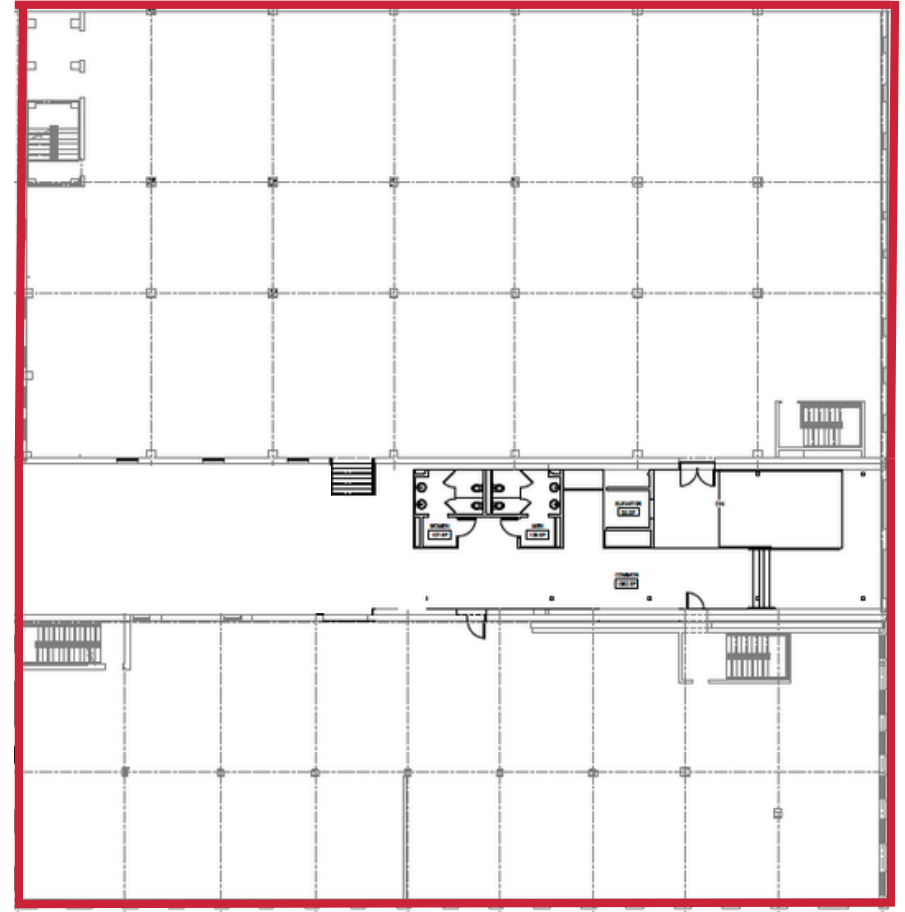
**2ND FLOOR | ~19,985-21,414 SF**

*Conceptual Floorplans Shown Can Be Modified Per Tenant's Requirements*



**3RD FLOOR | ~20,04-22,414 SF**

*Conceptual Floorplans Shown Can Be Modified Per Tenant's Requirements*



Note: These plans reflect the redevelopment of the middle building as common area. The middle can be modified per tenant's needs, including expanding Levels 2 & 3, without jeopardizing HTC approval.

These historic buildings' prime downtown Topeka location, combined with its open layout on the 2nd & 3rd floors, provides an opportunity for a multifamily development directly across from the Every Plaza and only blocks from the Kansas State Capital, & Topeka Performing Arts Center.



*2nd & 3rd floor concepts shown outline a 37-unit boutique loft apartment complex with units ranging from ~600 SF to ~1,350 SF.*

**EXPANSION & DEVELOPMENT POTENTIAL**



LEVEL	GSF
Basement	23,300
Level 1	22,500
Level 2	21,414*
Level 3	22,414*
New Level 4	13,650
New Level 5	13,650
<b>Total Project GSF</b>	<b>130,587</b>

Based On:

- The architect's measured existing area (~86,000 SF)
- Historic preservation, structural, and code considerations
- Three additional floors added to the 627 and 633 buildings
- 20-foot setback along Kansas Avenue
- No expansion over the 635 building.
- Excludes the adjacent David's Jewelers building, which is separately available for acquisition.
- \* Assuming expansion of the middle building on 2<sup>nd</sup> and 3<sup>rd</sup> floors to maximize square footage

**THE LOCATION**

# Location Drivers & Visibility Notes

- Less than 1/2 Mile from Kansas State Capitol Complex & I-70
- Across the street from Evergy Plaza

I-70	0.3 Miles
Capitol Building	0.3 Miles



**Offered at \$1,990,000**  
**Rents Starting \$18 PSF**

Google Maps Image Showing Property & Proximity to I-70, Kansas State Capitol



**Evergy Plaza**

Lawrence	27 Miles
KCI Airport	72 Miles



CONNECT

# Contact Our Team

SCAN QR CODE TO VIEW ONLINE



Request the due diligence package, schedule a walk, or discuss terms.



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