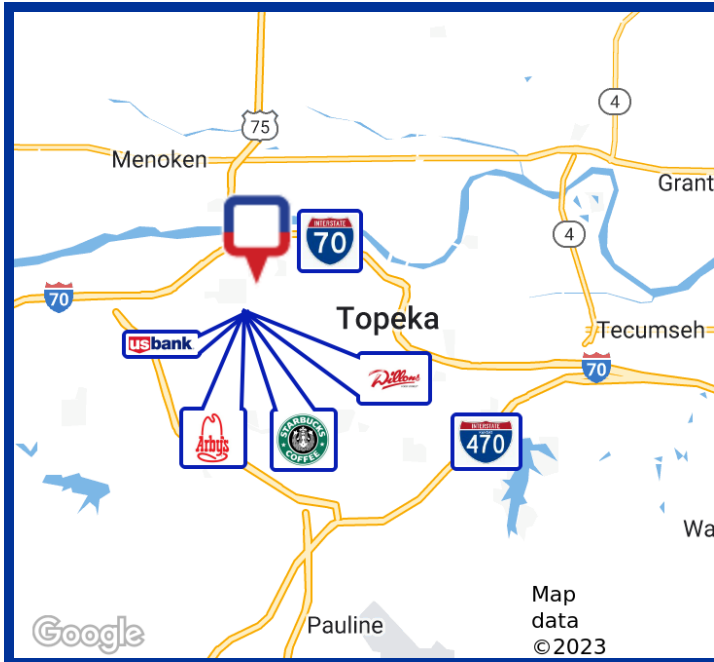


OFFICE FOR SALE OR LEASE

3545 SW 6TH AVE

Topeka, KS 66606 - Options to lease separately or as a combo.

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Very well-maintained building with exterior handicap ramp and elevator. Tons of windows throughout, multiple entry points.

LOCATION

Great drive-by office spaces near 6th and Gage with quick access to I-70 and Downtown Topeka. Many options available to lease space in this well-maintained building.

PROPERTY HIGHLIGHTS

- Quick access to I-70.
- Quick access to Downtown Topeka.
- Signage on busy 6th Ave.
- Large parking lot.

Listed By:



MIKE MORSE

Partner, SIOR

785.228.5304

mike@kscommercial.com

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OFFERING SUMMARY

Sale Price:	\$850,000.00
Building Size:	15,216 ^{+/-} SF
Space Available:	5,084-10,168 ^{+/-} SF
Lot Size:	1.2 ^{+/-} Acres
Year Built:	1989, Updates in '11
2025 R.E. Taxes:	\$43,817.94
Zoning:	OI2
Parking:	Surface - 55+ spaces
Traffic Count +/- VPD:	14,085 ^{+/-} VPD-6th Ave 13,820 ^{+/-} VPD-6th & Gage

FLOOR

SPACE SIZE

RATE/MO

BASE RATE/MO

Level 1	5,084 ^{+/-} SF	\$18.00/SF/YR	\$7,626.00
Level 2	5,084 ^{+/-} SF	\$18.00/SF/YR	\$7,626.00
Levels 1 & 2	10,168 ^{+/-} SF	\$18.00/SF/YR	\$15,252.00

LEASE INFO - MODIFIED GROSS

- Landlord Pays: All base year operating expenses excluding janitorial and minor interior maintenance within the leased space.

360 VIRTUAL WALK-THRU LINK:

<https://my.matterport.com/show/?m=fkXas7m85uy>

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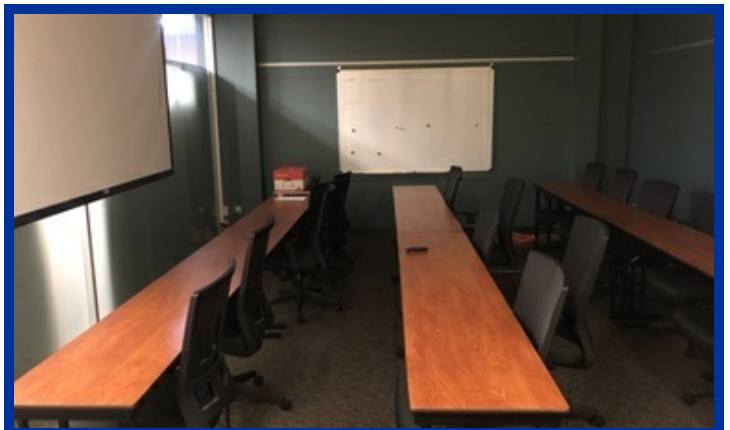
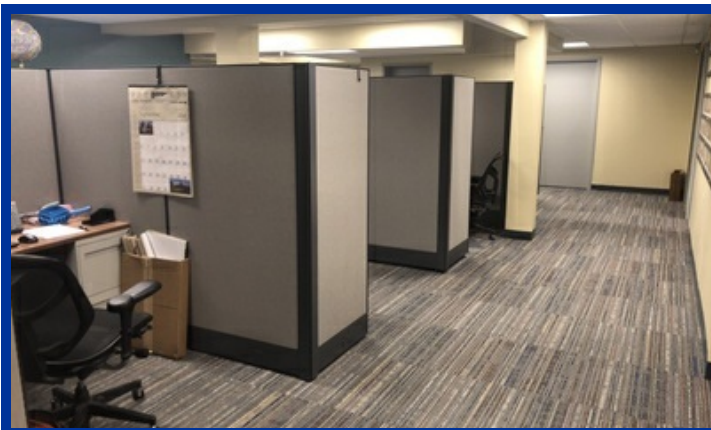
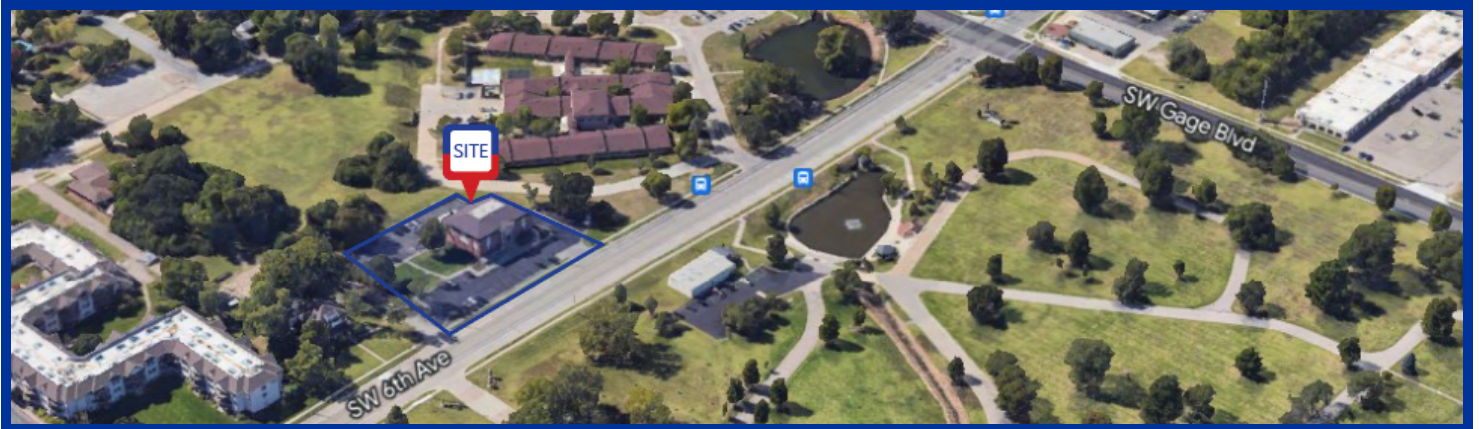
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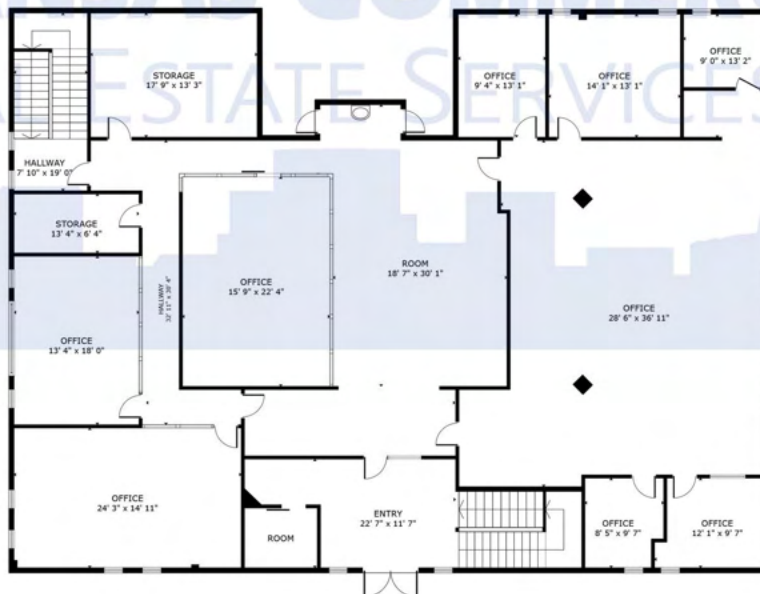
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KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com



LEVEL 2



LEVEL 1