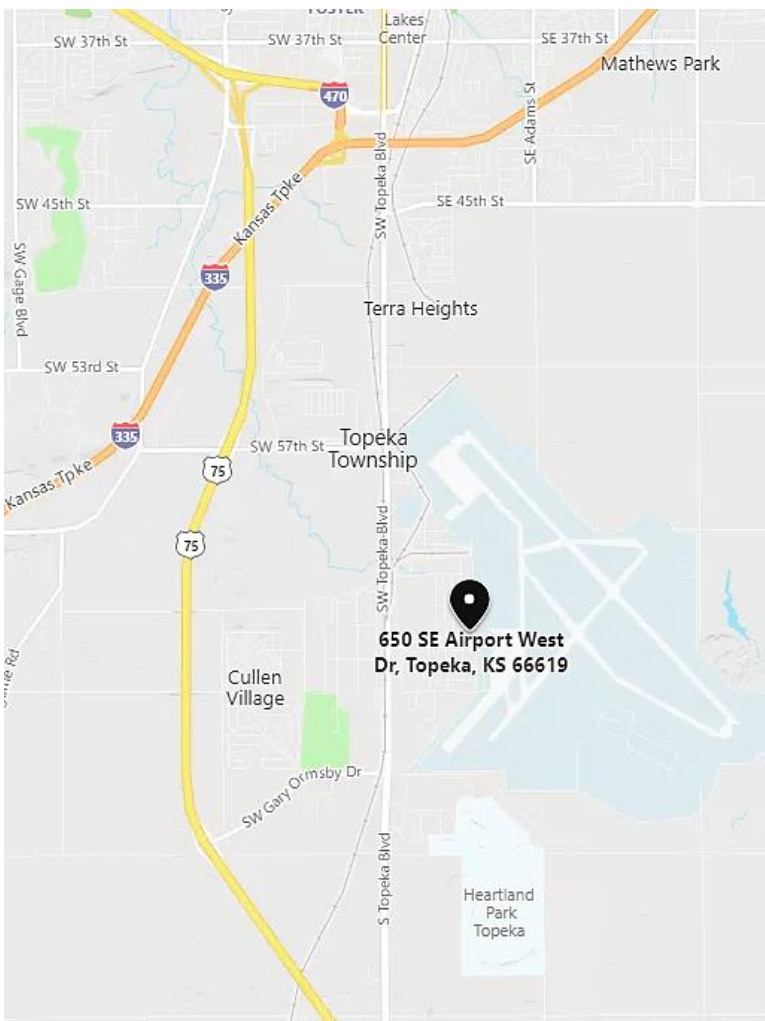


FOR LEASE | OFFICE SPACE **PRICE REDUCED**
 BUILDING 281, 650 SE AIRPORT WEST DR | TOPEKA, KS 66619



PROPERTY SUMMARY

LEASE RATE	\$4.50/sf/yr.
AVAILABLE SPACE	45,596 ^{+/-} SF – can divide
BUILDING SIZE	45,596 ^{+/-} SF
YEAR BUILT	1950 2015 remodel and addition
CONSTRUCTION	Concrete Block
PARKING	Surface parking and additional parking to lease at tenants' expense (estimated to be less than \$1500-\$2000/month)
ZONING	I-1

EXCLUSIVELY LISTED BY:

ED ELLER
 Partner | SIOR | Agent
 Direct: 785.228.5302
 ed@kscommercial.com



INDUSTRIAL SPECS:

CEILING HEIGHT:	14'	HEATING & COOLING:	Forced air heat with central air conditioning
DRIVE-IN DOOR:	1 – 10'x10'	PLUMBING:	Male and female restrooms
DOCK- HIGH DOOR:	1 – 9'x9'	ELECTRIC:	Evergry
FLOOR:	Reinforced concrete	GAS SERVICE:	Kansas Gas
LIGHTING:	Fluorescent/LED		

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:
Full Building:	45,596 ^{+/-}	\$4.50	\$17,098.50
Half Building:	23,000 ^{+/-}	\$5.50	\$10,541.67
Partial Building:	10,000 ^{+/-}	\$5.75	\$4,791.67

Virtual Tour: <https://my.matterport.com/show/?m=ARfph9H92jk>

COMMENTS:
 Multiple offices, reception, workrooms, conference, & private restrooms. May be converted to warehouse or manufacturing.

TENANT PAYS: Insurance, common area maintenance, major repairs and replacements, HVAC, mechanical and electrical repair and replacement, pro-rata electric and natural gas, minor interior maintenance and repair, trash, and janitorial.

LANDLORD PAYS: Real estate taxes (None levied, owner pays land rent), Roof and structural repairs and replacement.

NOTE: Building 281 can be combined with Building 282 for a combined office/lab/warehouse facility of 73,596^{+/-} SF.

BUILDING FEATURES: This concrete block and steel flex-building currently includes 20,000^{+/-} office space, remodeled in 2015 for call center contractor, additional space can be finished to qualified tenant specifications. Front door parking, with large parking lot adjacent for cubicle work environment. Multiple entrances allow for employee and customer entrances. Ideal fit for crypto-currency mining.

LOCATION FEATURES: Located on the NE corner of SW Airport Dr. and SE Earhart St. in the Topeka Air Industrial Park adjacent to Forbes Field and Topeka Regional Airport near 71st & Topeka Blvd. offering quick access to interstate and highway system.

