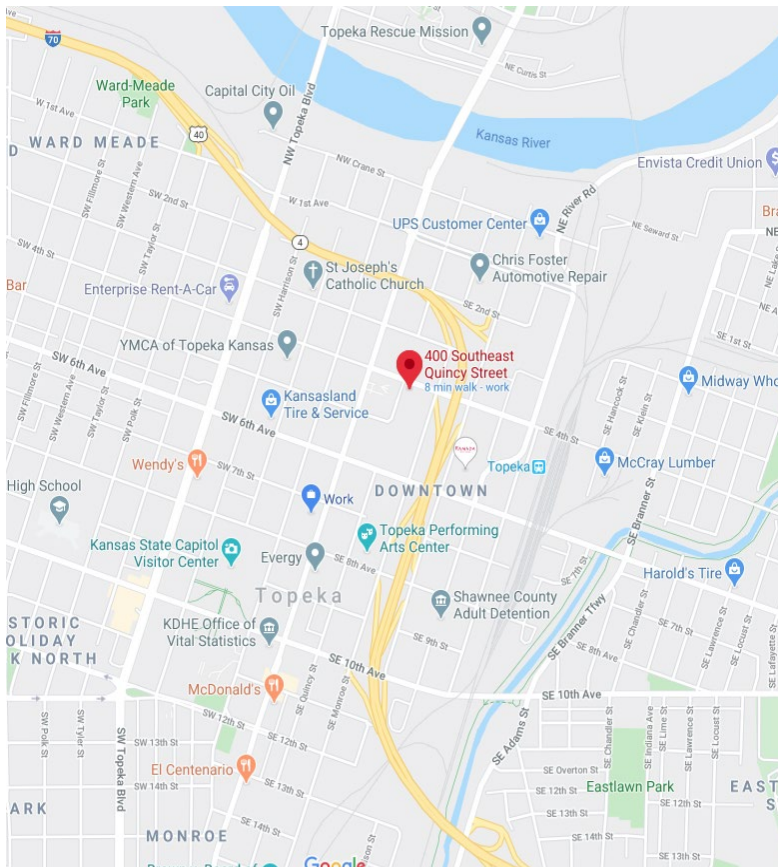


FOR SALE OR LEASE | OFFICE | WAREHOUSE | INDUSTRIAL  
400 SE QUINCY | TOPEKA, KS 66603



#### PROPERTY SUMMARY

<b>SALE PRICE</b>	<b>\$725,000.00</b>
<b>BUILDING SIZE</b>	32,470+/- SF
<b>LEASE RATE</b>	Landlord will negotiate fair market price
<b>SPACE AVAILABLE</b>	32,470+/- SF
<b>LOT SIZE</b>	32,844+/- SF
<b>2025 RE TAXES</b>	\$25,608.88
<b>ZONING</b>	C5; D1, PUD
<b>YEAR BUILT</b>	1965
<b>CONSTRUCTION</b>	Reinforced concrete frame
<b>HEAT &amp; AIR SYSTEM</b>	Warmed and cooled air
<b>PARKING</b>	Ample parking

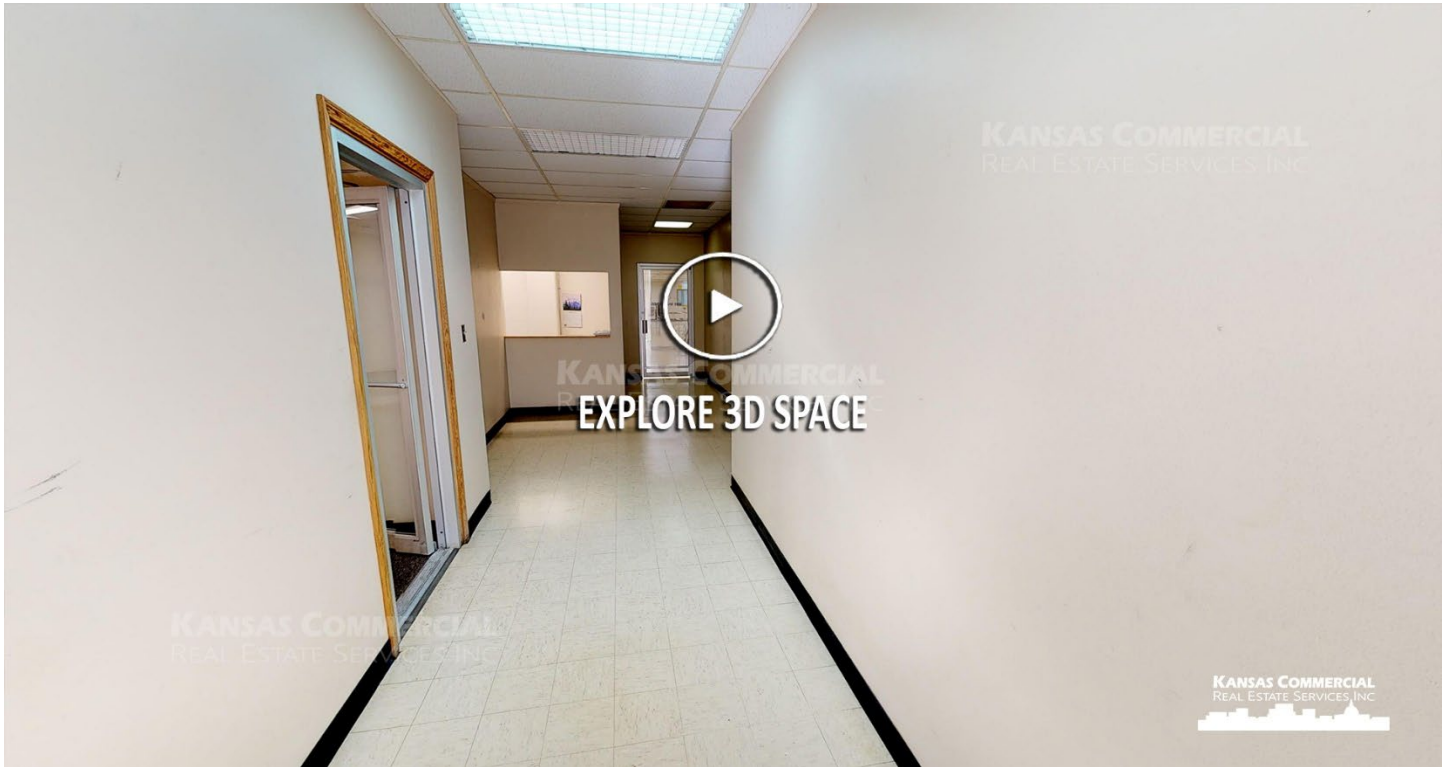
#### EXCLUSIVELY LISTED BY:

**MIKE MORSE**  
SIOR | Partner

Direct: 785.228.5304  
mike@kscommercial.com

**ED ELLER**  
SIOR | Partner

Direct: 785.228.5302  
ed@kscommercial.com



SPACE AVAILABLE	SIZE/SF:	LEASE RATE:	COMMENT(S):
SINGLE FLOOR	16,235 <sup>+/-</sup>	Landlord will negotiate fair market price for the space with a prospective tenant	Former Duffen's Optical Lab. Offices and warehouse space. Potential loft building. Parking on three sides of the building.
WHOLE BUILDING	32,470 <sup>+/-</sup>		

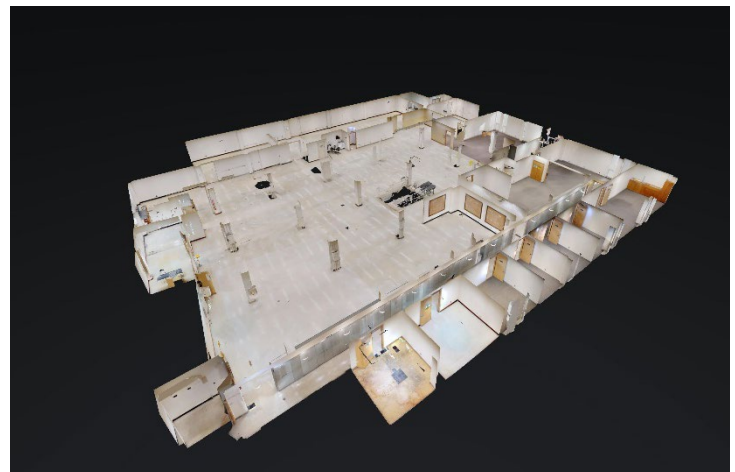
3-D WALK THRU: MAIN FLOOR <https://my.matterport.com/show/?m=4SHwL7B91D3>

BASEMENT <https://my.matterport.com/show/?m=2bk481ifHTD>

TENANT PAYS:	Tenant pays Janitorial, utilities, and minor interior maintenance
LANDLORD PAYS:	Landlord pays exterior maintenance including roof and structural maintenance.

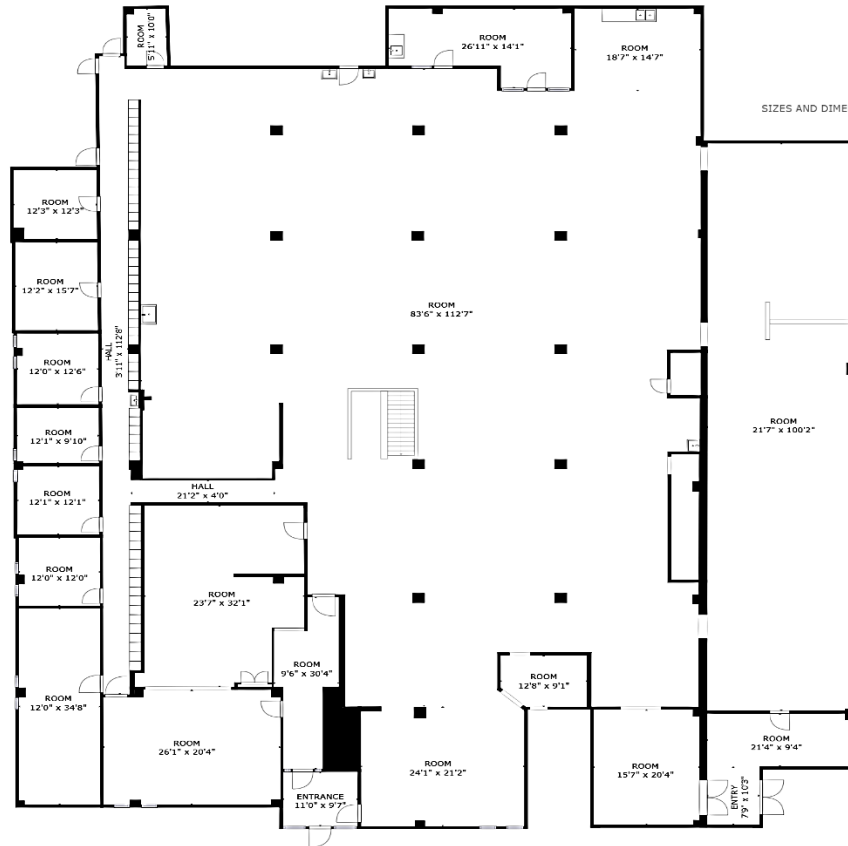
**BUILDING FEATURES:** Two-story warehouse with on grade access on each level.

**LOCATION FEATURES:** Direct access to I-70 and Downtown Topeka.



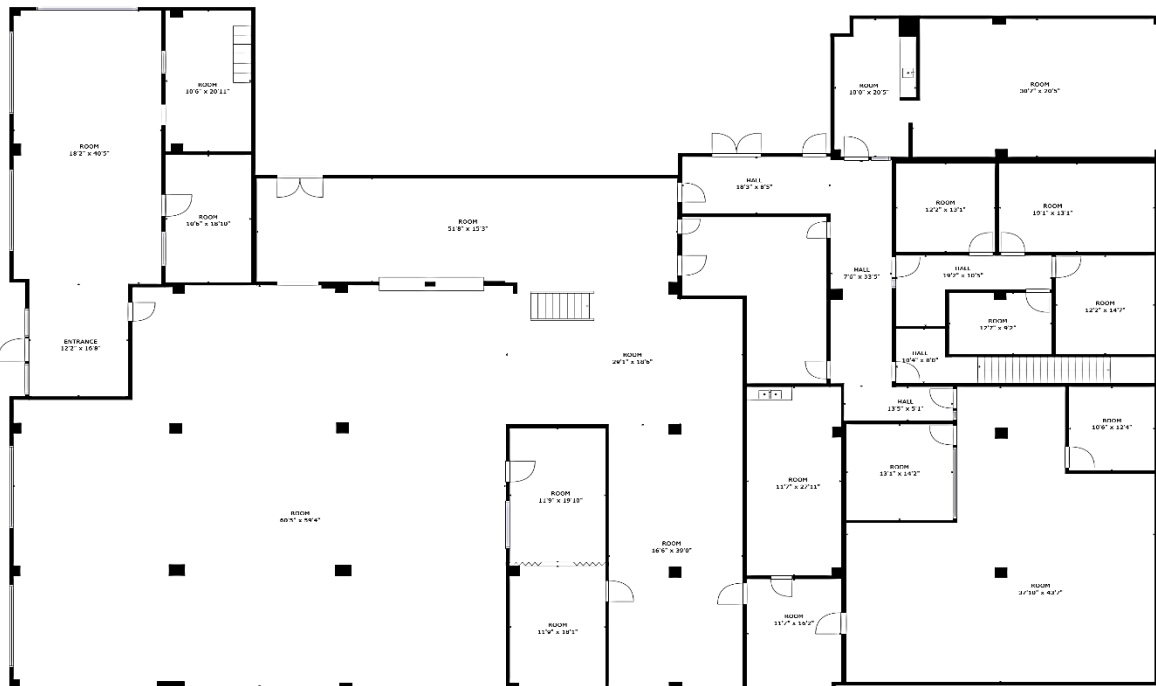


**Upper Level**



GROSS INTERNAL AREA  
FLOOR 1: 16004 sq ft  
TOTAL: 16004 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Lower Level**



GROSS INTERNAL AREA  
FLOOR 1: 11810 sq ft  
TOTAL: 11810 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

