

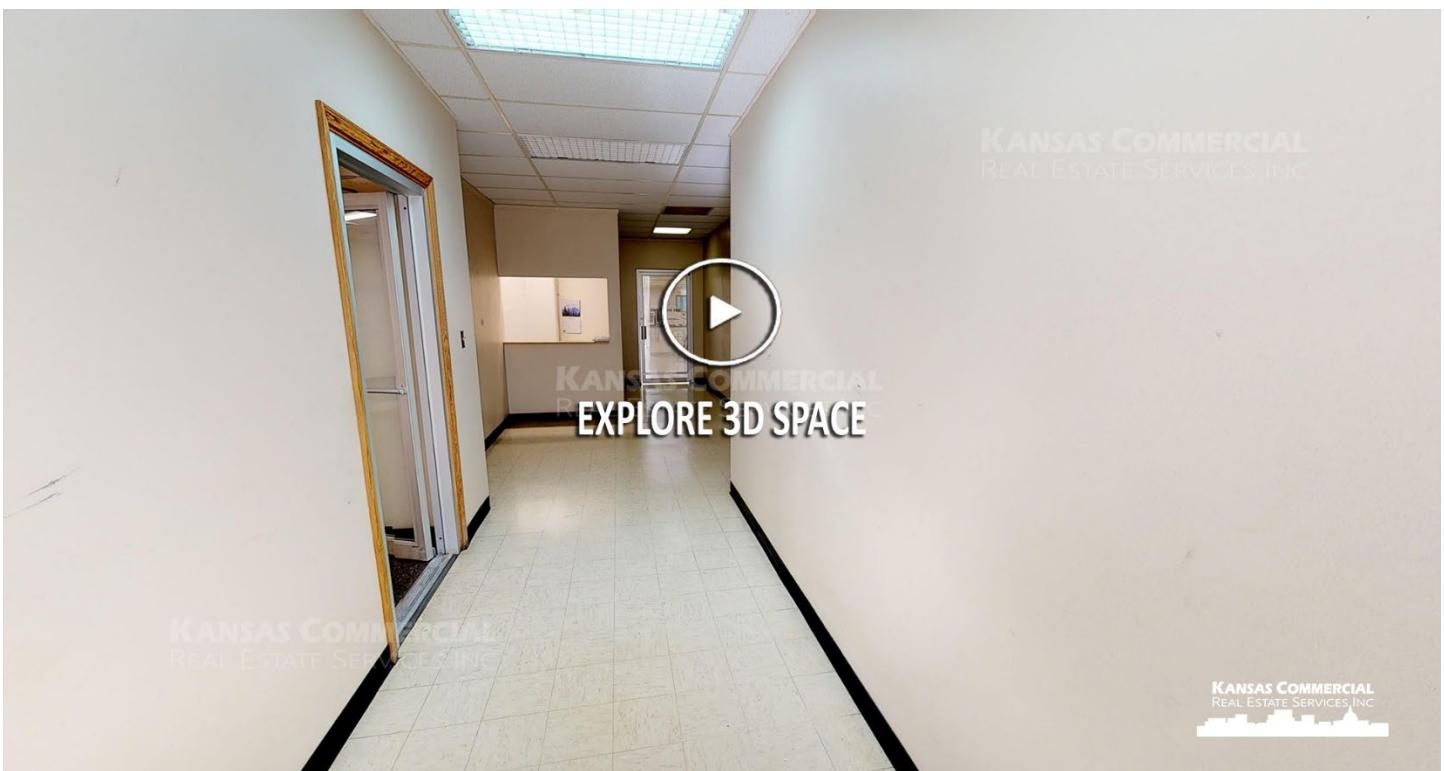
PROPERTY SUMMARY

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

EXCLUSIVELY LISTED BY:

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SPACE AVAILABLE

SINGLE FLOOR

SIZE/SF:

16,235^{+/‐}

WHOLE BUILDING

32,470^{+/‐}

LEASE RATE:

Landlord will negotiate fair market price for the space with a prospective tenant

COMMENT(S):

Former Duffen's Optical Lab. Offices and warehouse space. Potential loft building. Parking on three sides of the building.

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:

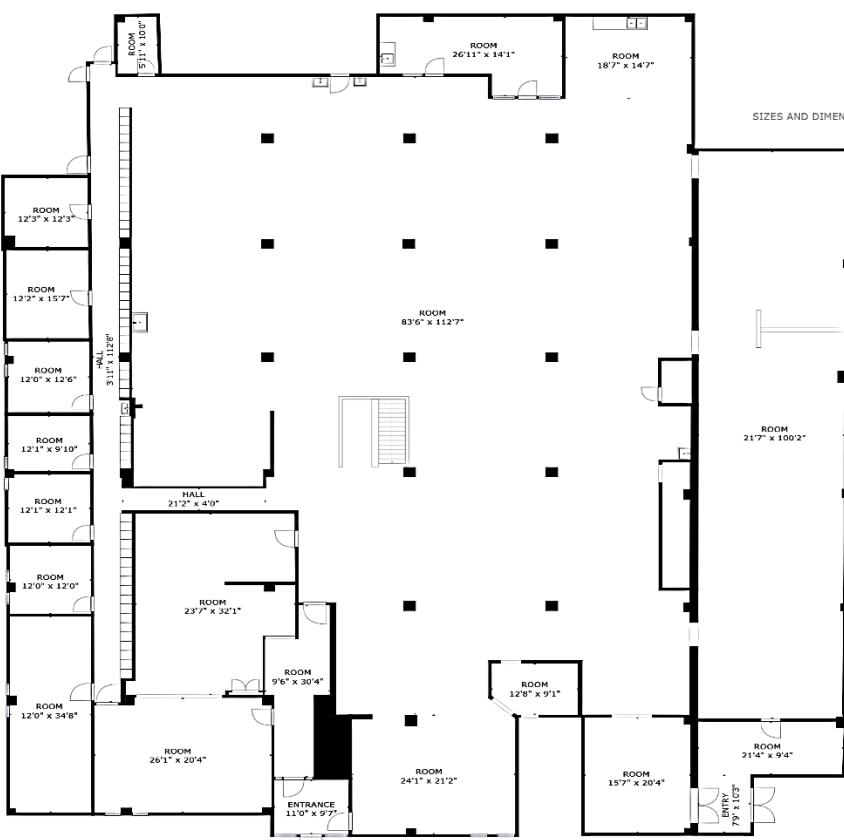
Landlord pays exterior maintenance including roof and structural maintenance.

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

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



Upper Level



Lower Level

