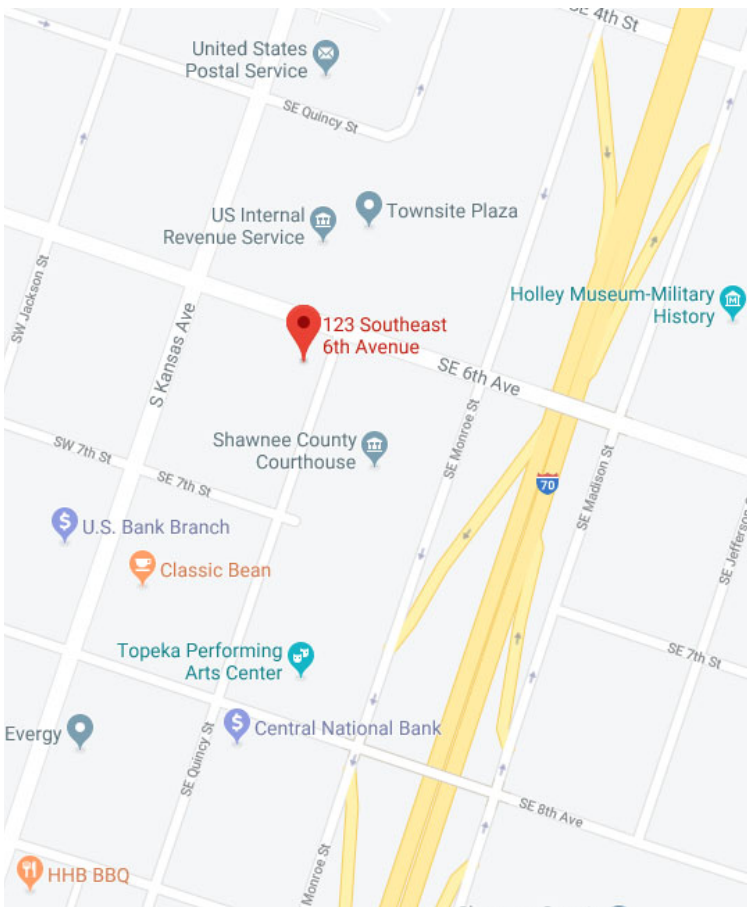


FOR LEASE | OFFICE SPACE  
119-123 SE 6<sup>th</sup> STREET | TOPEKA, KS 66603



#### PROPERTY SUMMARY

LEASE RATE	\$17.00/sf/yr
AVAILABLE SPACE	2,113 – 3,159 <sup>+/-</sup> SF
BUILDING SIZE	12,951 <sup>+/-</sup> SF
ZONING	C-5; Commercial
YEAR BUILT	1900
CONSTRUCTION	Multi-level masonry and wood frame with a new roof, HVAC and elevator
HEAT & AIR SYSTEM	Forced air heat and central air conditioning
PARKING	Off street and garage parking available immediately south
PLUMBING	Male & Female restroom on each floor

EXCLUSIVELY LISTED BY:

**MIKE MORSE**

SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
210 South - 2 <sup>nd</sup> FLOOR SUITE:	2,113 <sup>+/-</sup>	\$17.00	\$2,993.42	Class "A" space with multiple offices, reception, conference room, work room and cube space. Brand New - Old school space featuring high ceilings and limestone walls. Elevator building with parking garage south of the building. Landlord will finish space for a quality lease.
119 - 2 <sup>nd</sup> LEVEL:	3,159 <sup>+/-</sup>	\$17.00	\$4,475.25	
TOUR SPACE 119:	<a href="https://my.matterport.com/show/?m=GPqLFS3YSXu">https://my.matterport.com/show/?m=GPqLFS3YSXu</a>			

**TENANT PAYS:** Minor interior maintenance and janitorial.

**BUILDING FEATURES:** You cannot ask for a classier downtown building! This historic downtown building was recently remodeled. The landlord will finish space to accommodate needs of long-term tenants.

**LOCATION FEATURES:** Highly visible on busy downtown corner of 6th and Quincy. Neighboring businesses include Chamber of Commerce and the County Courthouse. Great I-70 access.

