

FOR LEASE

818 S KANSAS AVE

Topeka, KS 66612

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY LOCATION

High-rise office building in the middle of downtown Topeka. Excellent location with views of the Kansas State Capitol. Walking access to Evergy Plaza, the Cyrus Hotel, and many other shops and restaurants.

HIGHLIGHTS

- 24/7 access controlled security
- Parking included with lease up to 4:1
- 1st floor includes an auditorium, conference and training rooms, and a catering kitchen that the lessee has access to.

OFFERING SUMMARY

Lease Rate	\$22.00/SF/yr
Building Size	136,228 ^{+/-} SF
Available Space	10,455 ^{+/-} SF - 31,658 ^{+/-} SF
Lot Size	15,521 ^{+/-} SF
Year Built	1962
Zoning	C5

SPACES	LEASE RATE	SPACE SIZE	RATE/MO	VIRTUAL WALK THRU LINK
9th Floor	\$22.00 SF/yr	10,607 ^{+/-} SF	\$19,446.17	https://my.matterport.com/show/?m=F4Nt6S96Tx
10th Floor	\$22.00/SF/yr	10,596 ^{+/-} SF	\$19,426.00	https://my.matterport.com/show/?m=BSUQbRZMrby
11th Floor	\$22.00/SF/yr	10,455 ^{+/-} SF	\$19,167.50	https://my.matterport.com/show/?m=BSUQbRZMrby

Landlord pays all base year operating expenses excluding janitorial services within the lease space.



Listed By:

MIKE MORSE
Partner, SIOR
785.228.5304
mike@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

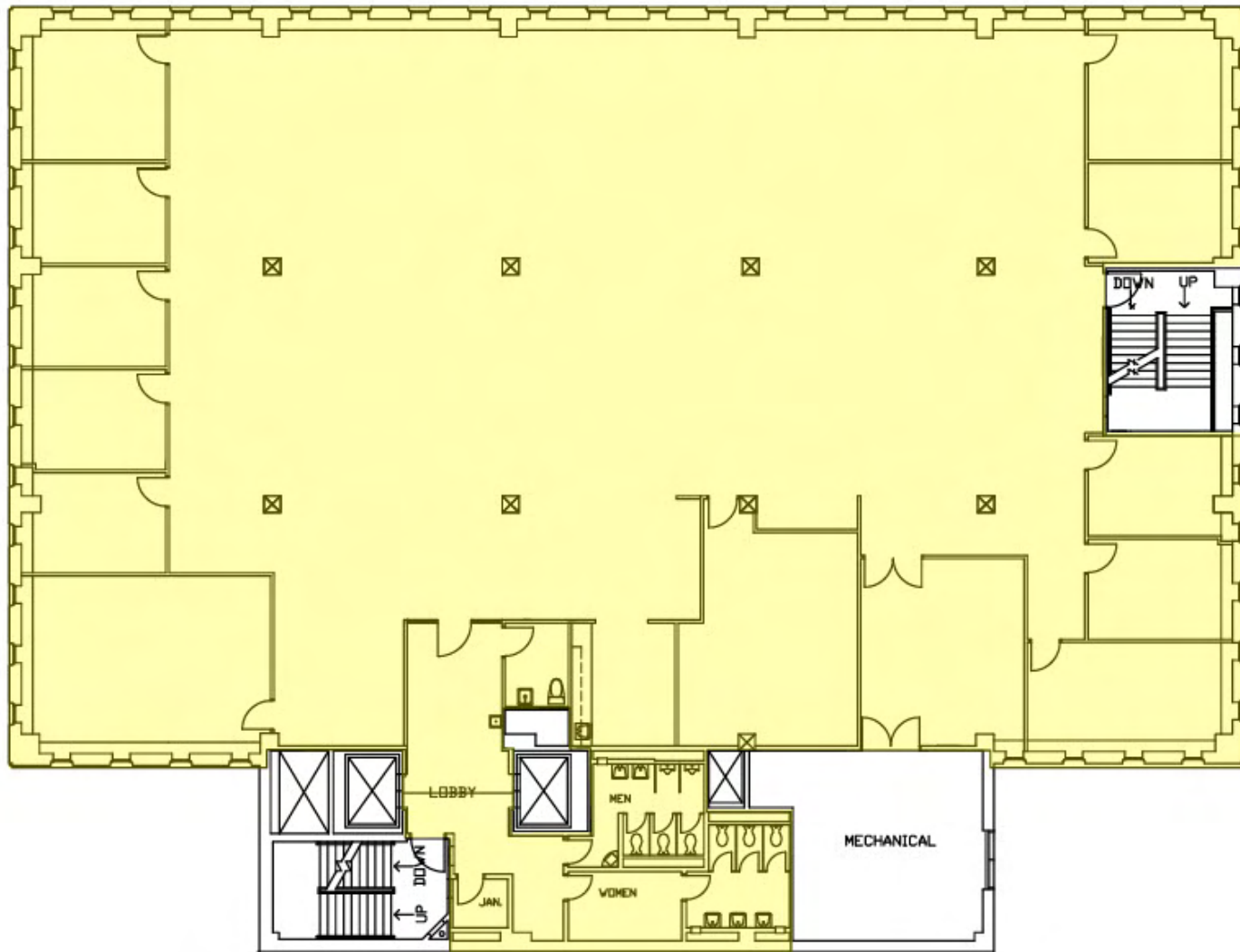
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818 S KANSAS AVE

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KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC

9th Floor
10,607^{+/-} SF



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

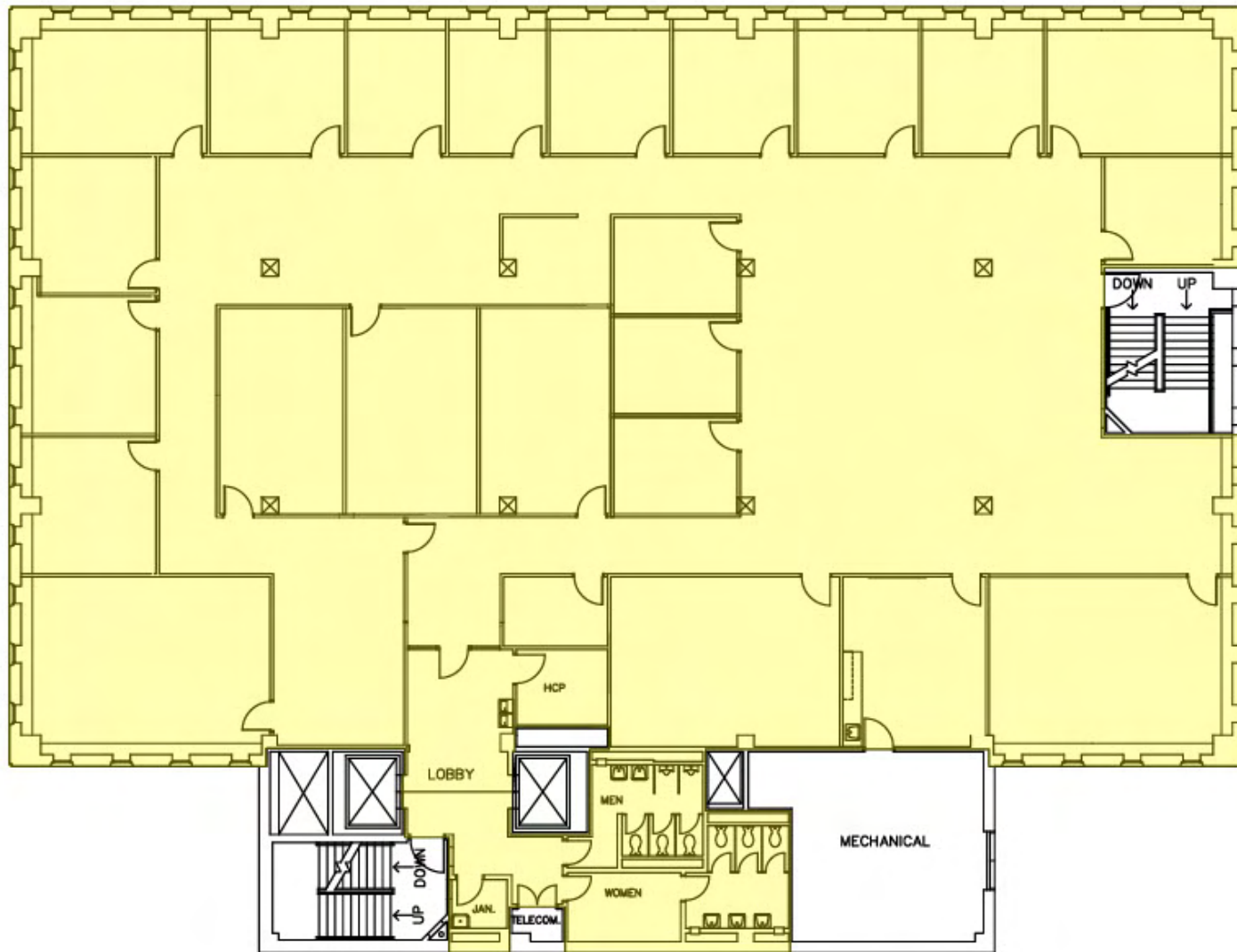
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818 S KANSAS AVE

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KANSAS COMMERCIAL
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10th Floor
10,596^{+/-} SF



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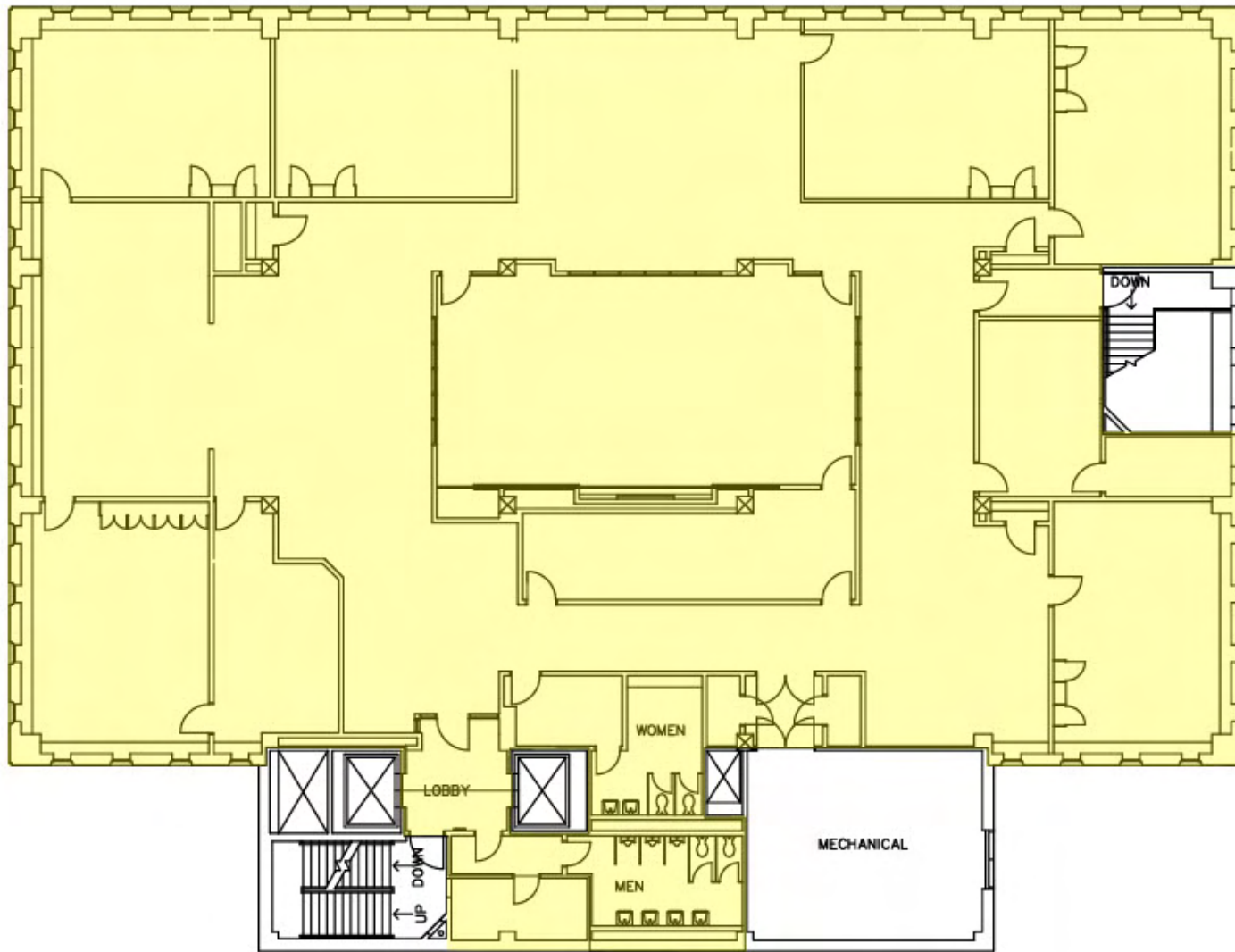
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KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC

11th Floor
10,455 +/- SF



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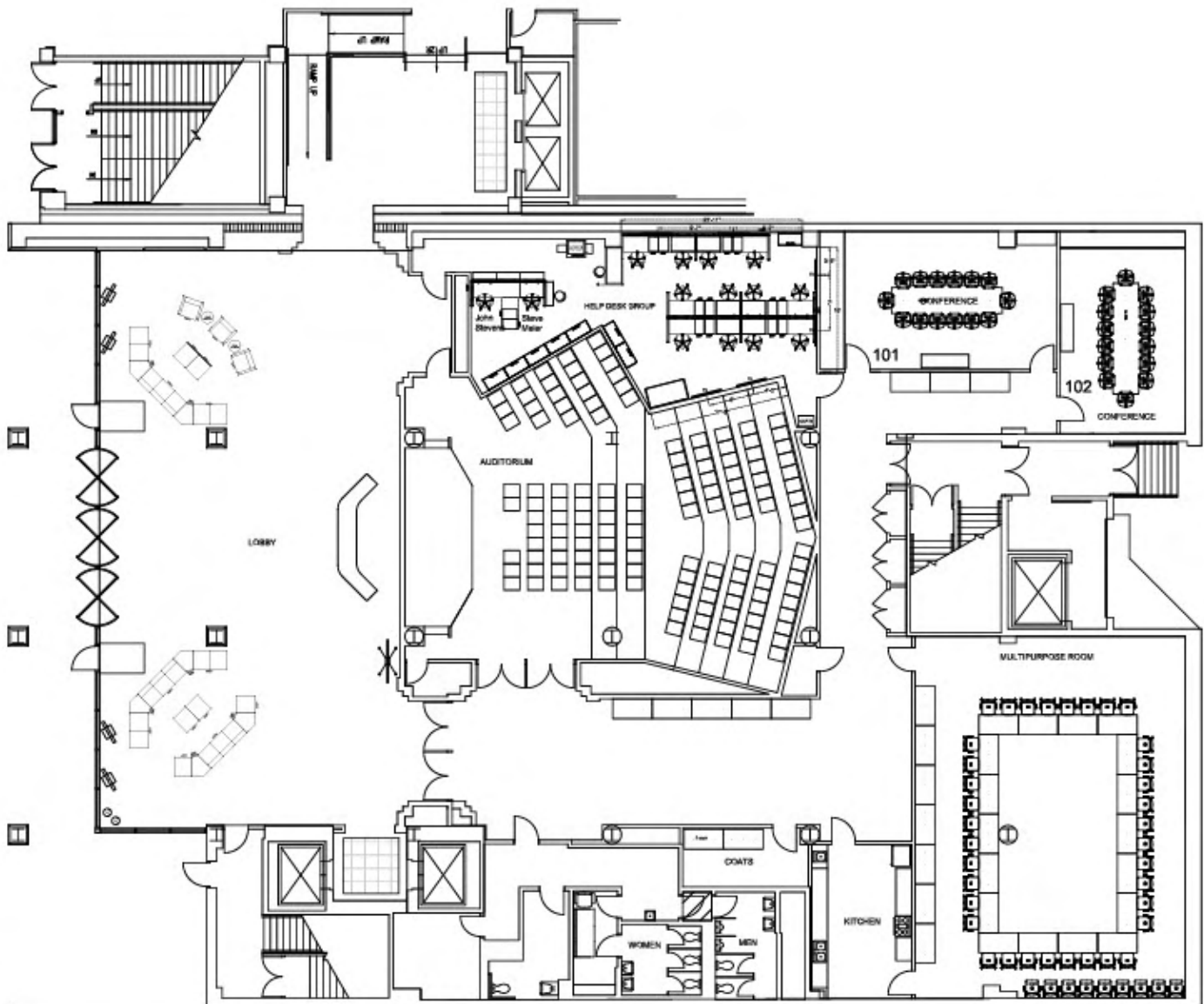
FOR LEASE

818 S KANSAS AVE

Topeka, KS 66612

KANSAS COMMERCIAL
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1st Floor



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