

FOR SALE
MULTI-TENANT OFFICE SPACE

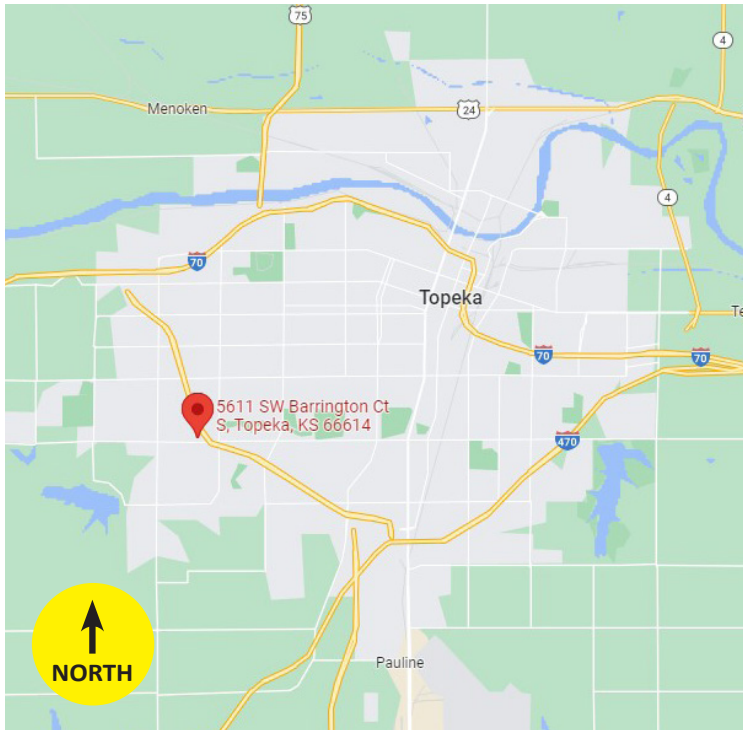
5611 SW BARRINGTON COURT
TOPEKA, KS 66614



\$ ASKING PRICE: \$995,000

📏 BUILDING SIZE: 9,665^{+/-} SF

🔨 YEAR BUILT: 2001



PROPERTY SUMMARY

ASKING PRICE	\$995,000
BUILDING SIZE - CAN DIVIDE	9,665 ^{+/-} SF
TOTAL LOT SIZE (Two Parcels)	86,808 ^{+/-} SF 2 ^{+/-} Acres
2023 R.E. TAXES	\$32,087.42
ZONING	PUD; OI2, C4
CONSTRUCTION	Stud with Brick Veneer/Hardboard Sheet
YEAR BUILT	2001
SIGNAGE	Monument sign on Barrington Court
PARKING	40 ^{+/-} spaces with front door parking
TRAFFIC COUNT	3,470 ^{+/-} VPD

MIKE MORSE

SIOR | Partner

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KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



FOR SALE | MULTI-TENANT OFFICE SPACE

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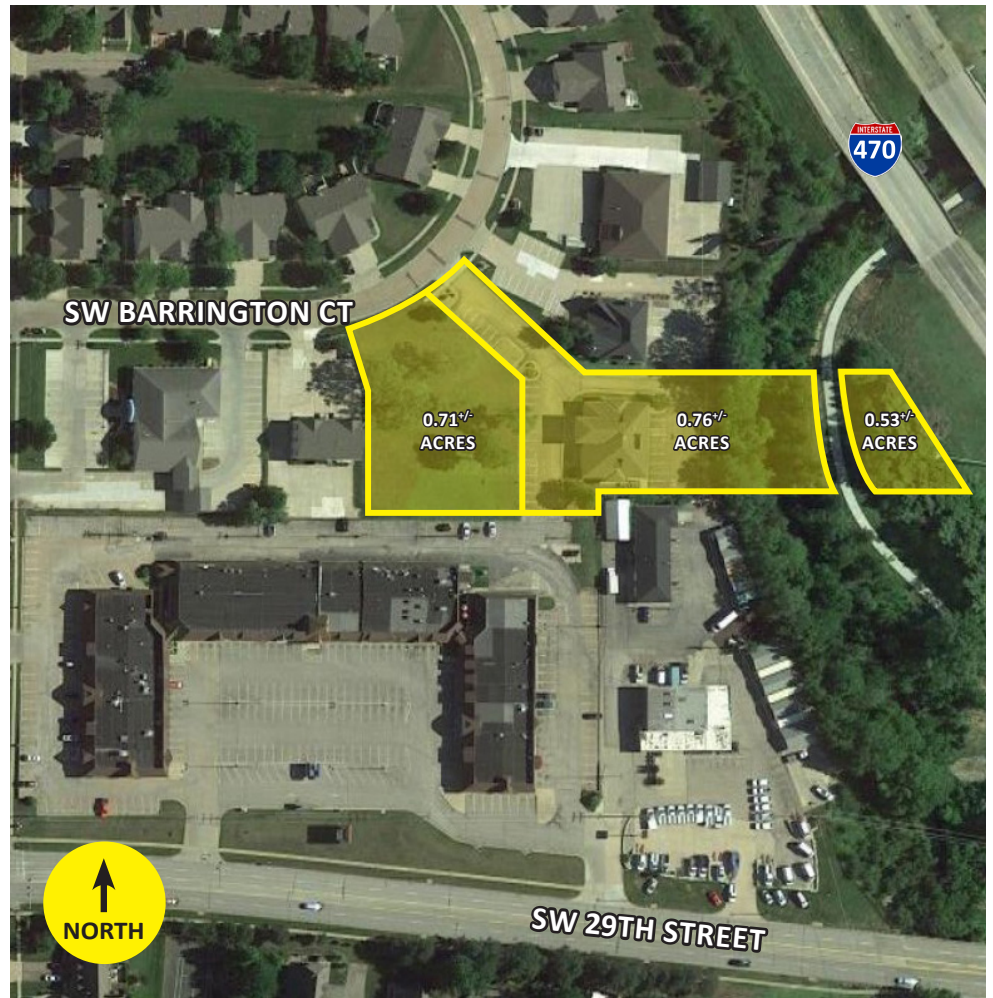


LOCATION FEATURES:

Quiet southwest location with quick access to I-470. Located near Wheatfield Village (SPIN! Pizza, Johnny's Tavern, B&B Theaters and more!) Sale includes the 0.71^{+/-} acre vacant lot to the west of the property, and 0.53^{+/-} acres behind.

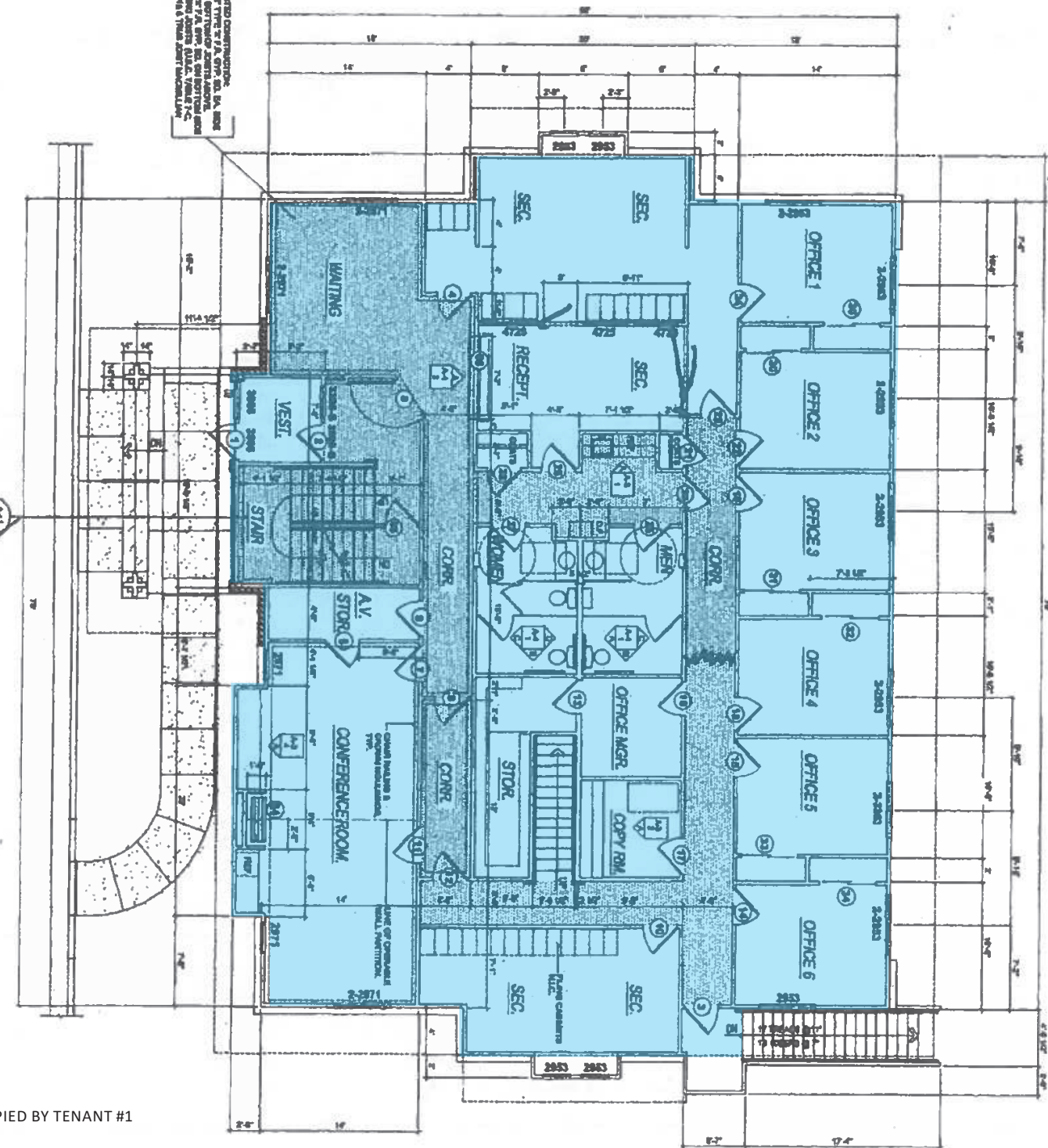
BUILDING FEATURES:

Multi-level, multi-tenant office building with large offices and multiple conference rooms. Building features kitchenette areas and front and back entrances with parking by both.



SHOWN AREA - 14K, 5000 SQUARED FEET CONSTRUCTION.
 APPROXIMATE SQUARE FOOTAGE OF THIS OFFICE SPACE IS 14,000 SQUARED FEET. THIS OFFICE SPACE IS LOCATED ON THE SECOND FLOOR OF THE BUILDING. THE BUILDING IS A 100,000 SQUARED FOOT OFFICE BUILDING. THE BUILDING IS A 100,000 SQUARED FOOT OFFICE BUILDING. THE BUILDING IS A 100,000 SQUARED FOOT OFFICE BUILDING.

MAIN LEVEL FLOOR PLAN
SCALE 3/8" = 1'-0"

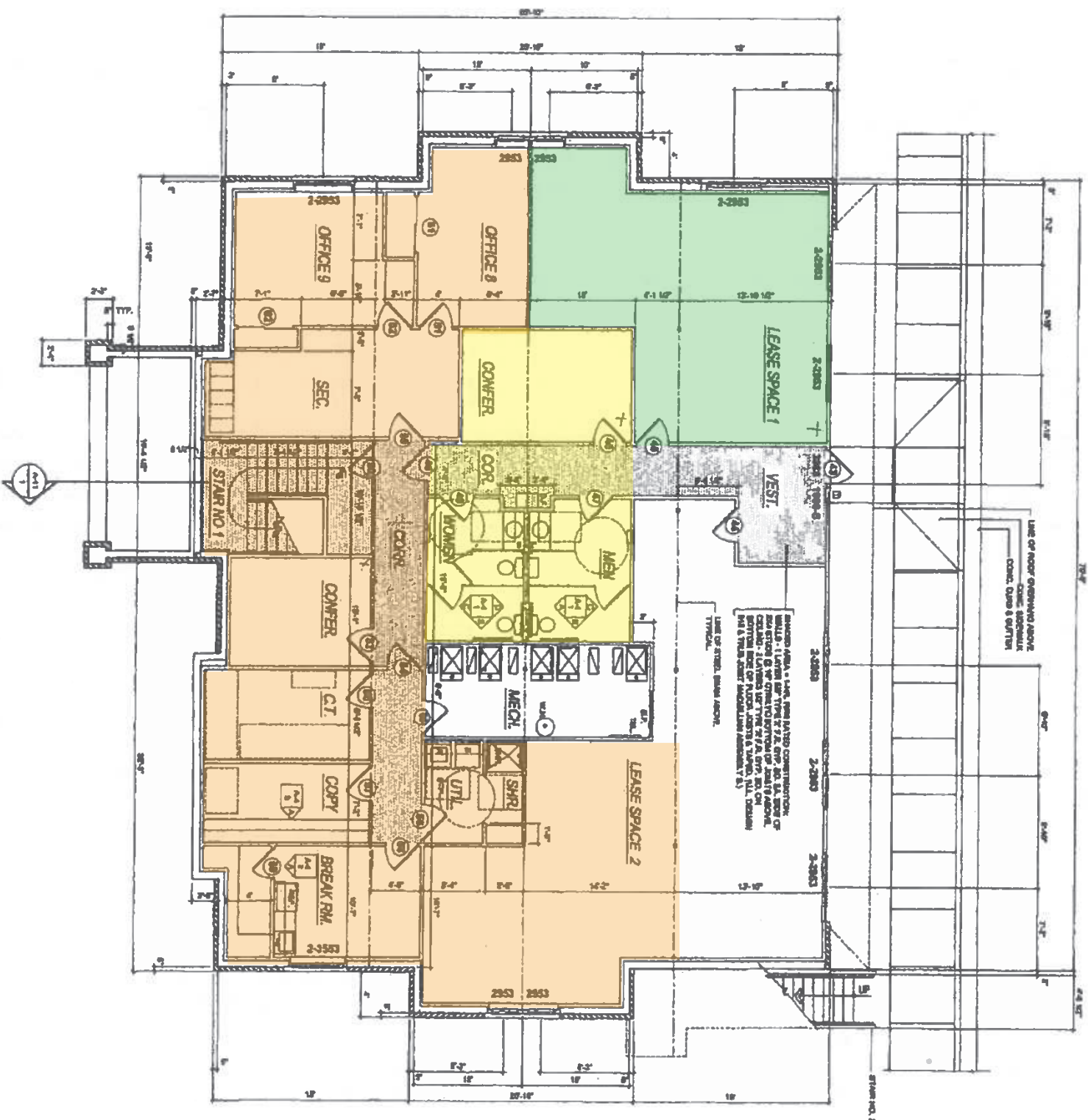


- OCCUPIED BY TENANT #1
- OCCUPIED BY TENANT #2
- OCCUPIED BY TENANT #3
- SHARED AREA

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LOWER LEVEL FLOOR PLAN



- OCCUPIED BY TENANT #1
- OCCUPIED BY TENANT #2
- OCCUPIED BY TENANT #3
- SHARED AREA

