

FOR SALE / LEASE

3715 SW 29TH ST

Topeka, KS 66614

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## LOCATION DESCRIPTION

Located on SW 29th Street, one block east of Gage Blvd. Easy access to I-470 and the Kansas Turnpike.

## PROPERTY INFORMATION

A three-story office building in SW Topeka. The first and second levels are designed to be multi-tenant, while the third level is currently designed for a single tenant. Plenty of parking on both the east and west sides of the building. Monument signage is available. This is a great opportunity for an owner/occupant/landlord.

## OFFERING SUMMARY

Sale Price	\$1,050,000
Lease Rate	\$13.50 - 16.00 SF/yr
Building Size	10,846 <sup>+/-</sup> SF
Available Space	2,388 <sup>+/-</sup> - 5,000 <sup>+/-</sup> SF
Lot Size	0.61 <sup>+/-</sup> Acres
Year Built	1977
Zoning	O&I2, PUD M2
2025 RE Taxes	\$19,444.92
Heat & Air System	Forced heat, central air
Restrooms	Male and female on each floor
Signage	Monument sign
Parking	East and west side of building
Traffic Count	17,450 <sup>+/-</sup> vehicles/day

Listed By:

**MIKE MORSE**

Partner, SIOR

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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.

**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)**

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SPACES	LEASE RATE	SPACE SIZE	BASE RATE/MO
Top Floor	\$16.00 SF/yr	5,000 <sup>+/-</sup> SF	\$6,666.67
North Side	\$15.00 SF/yr	2,408 <sup>+/-</sup> SF	\$3,010.00
South Side	\$13.50 SF/yr	2,388 <sup>+/-</sup> SF	\$2,686.50

The south side can be divided into suites that are 750, 1000, or 1500<sup>+/-</sup> SF for \$13.50/SF/YR.

- Tenant pays janitorial and minor interior maintenance.
- Landlord pays all base year operating expenses excluding janitorial and minor interior.



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