

OFFICE BUILDING FOR SALE OR FOR LEASE

2200 SW 10TH AVENUE

Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Recently renovated office building blocks away from the Topeka medical district. Just minutes from downtown and highway access. Great visibility and accessibility.

VIRTUAL WALK-THRU LINK

<https://my.matterport.com/show/?m=RB9cz1EJ3i2>

HIGHLIGHTS

- Many updates; new paint, flooring, and lighting upgrades
- Multiple sets of restrooms
- Private parking lot
- High traffic count; 10,590 vehicles per day



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.

OFFICE BUILDING FOR SALE OR FOR LEASE

2200 SW 10TH AVENUE

Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



OFFERING SUMMARY

Sale Price **\$395,000**

Lease Rate: **\$13.00 SF/yr**

Building Size: 5,208^{+/-} SF

Available SF: 3,770^{+/-} SF

Lot Size: 17,823^{+/-} SF

Year Built: 1960

Zoning: C-2

2024 RE Taxes \$9,151.54

Traffic Count: 16,285^{+/-} VPD

Construction: Masonry

Heat & Air System: Forced heat, central air



SPACES LEASE RATE BASE RATE/MO

3,770^{+/-} SF \$13.00 SF/yr \$4,084.17

2,000^{+/-} SF \$13.00 SF/yr \$2,166.67

The tenant pays utilities, janitorial, and minor interior maintenance. The landlord pays all base operating expenses excluding janitorial and utilities.



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.