

CLASS "A" OFFICE SPACE | NEWLY RENOVATED
FOR SALE OR LEASE



220 SE 6th AVENUE | TOPEKA, KS 66603

PROPERTY HIGHLIGHTS

- ▶ Central Elevator
- ▶ Secure Access Control
- ▶ Modern + Professional Finishes
- ▶ Modern Furniture
- ▶ Quality Design
- ▶ New Lighting & Fixtures
- ▶ Private Restrooms

FUTURE BUILDING AMENITIES

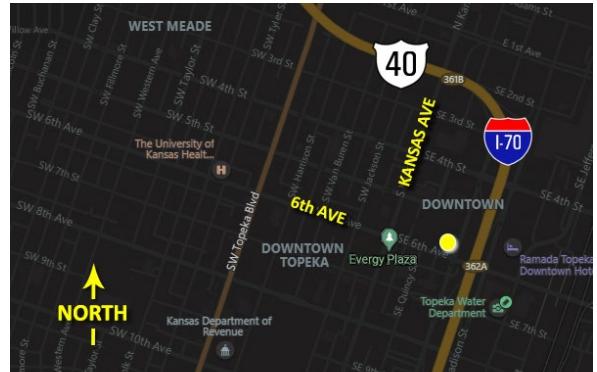
- ▶ Rooftop Deck for Entertaining
- ▶ Fitness Center
- ▶ Conference Center
- ▶ Café & Lounge
- ▶ Internal Connection to Townsite Plaza
- Parking

ABOUT THE PROPERTY

Fully renovated building located in the heart of Topeka where you can live, play and enjoy working. Adjacent to I-70, this is the perfect office location with many amenities.

- ▶ [Click here to Tour Lobby/First Floor](#)
- ▶ [Click here to Tour 3rd Floor](#)

Sale Price: \$8,000,000
Lease Rate: \$18 - \$20/SF/YR
1,650 SF – 26,300 SF Available



Upper Story RHID- Reinvestment Housing Incentive District

RHID is expanded to include the renovation of buildings or other structures that are more than 25 years old for residential use and located in a central business district. This allows for vertical construction including improvements made to the second or higher floors of a building or other structure. This does not include improvements for commercial purposes.

The increment can be used to reimburse costs on the following types of items: property acquisition, plumbing, HVAC, walls, flooring, removal of hazardous substances or materials, roof, framing, etc. Costs incurred that benefit the entire building, such as roof, should be allocated between the non-residential and residential uses.

RHID Program Info Link:

<https://www.kansascommerce.gov/program/community-programs/rhid/>

FAQ PDF Link:

https://www.kansascommerce.gov/wp-content/uploads/2021/08/FAQ-for-RHID-Upper-Story-Housing-Program.final_.082421.pdf

CONTACT MIKE

MIKE MORSE
SIOR | Partner

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CLASS "A" OFFICE SPACE | NEWLY RENOVATED FOR SALE OR LEASE



SINGLE TENANT FLOORPLAN

26,300 sq ft - \$18.00/sf/yr
 Approx. Occupancy – 192
 Reception – 2
 Reception Lounge
 Workstations – 186
 Private Offices – 4

Break Room
 Huddle Rooms – 6
 Collaboration areas – 2
 Training Room
 Sm Conference Rooms – 3
 Lg Conference Rooms - 2

Downtown Views
 Various Size Suites
 Entire Floor Available
 Elevator + Stair Access Control
 Private Restrooms
 Open Floor Plan

Please contact Mike for more details. Floors are abated and ready for you. Pick out your new office today!

MULTI TENANT FLOORPLAN

► Tenant A Suite

11,900 sq ft
 \$19.00/sf/yr
 Approx occupancy - 103
 Reception – 2
 Reception lounges – 2
 Workstations – 94
 Private offices - 7
 Break room
 Huddle rooms – 2
 Collaboration areas – 2
 Sm conference room
 Lg conference rooms - 2

► Tenant C Suite

3,300 sq ft
 \$20.00/sf/yr
 Approx occupancy – 27
 Reception
 Workstations – 24
 Private offices – 2
 Break room
 Conference room

► Tenant D Suite

5,140 sq ft
 \$20.00/sf/yr
 Approx occupancy - 26
 Reception
 Reception lounge
 Workstations – 42
 Private offices – 2
 Break room
 Huddle room
 Collaboration area
 Conference room

► Tenant B Suite

1,650 sq ft
 \$20.00/sf/yr
 Approx occupancy - 9
 Reception station
 Workstations – 6
 Private offices – 2
 Break room
 Conference room

