

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

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



220 SE 6th AVENUE | TOPEKA, KS 66603

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

PROPERTY HIGHLIGHTS

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

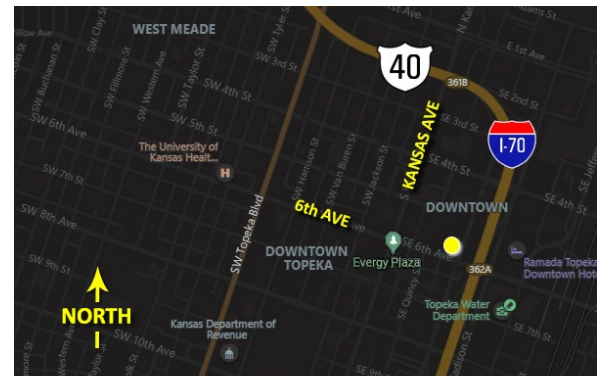
FUTURE BUILDING AMENITIES

- 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](#)



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

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SIOR | Partner

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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 B Suite

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

▶ 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

