



PROPERTY SUMMARY

LEASE RATE	\$12.00 - \$14.00 /SF/YR
SPACE AVAILABLE	170 ^{+/-} SF – 864 ^{+/-} SF
BUILDING SIZE	32,812 ^{+/-} SF
LOT SIZE	6,500 ^{+/-} SF
ZONING	C-5; Commercial
YEAR BUILT	1888 - On the National Historic Register
CONSTRUCTION	5-story masonry building
PARKING	Employee parking available in the 512 Jackson Parking Garage. Customer parking on the north side of building and metered front door parking on the south.

TRAFFIC COUNT: 12,580^{+/-} VPD

LISTED BY:

CADEN MERRICK
Associate

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SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
SUITE 201:	864 ^{+/-}	\$14.00	\$1,008.00	Three large offices with reception and storage vault.
SUITE 202:	713 ^{+/-}	\$14.00	\$831.83	Three offices with reception, storage vault, and sink.
SUITE 203:	350 ^{+/-}	\$12.00	\$350.00	Single room office.
SUITE 206:	462 ^{+/-}	\$12.00	\$462.00	Two offices with large reception area, storage vault, and sink.
SUITE 305:	510 ^{+/-}	\$12.00	\$510.00	Two offices with large reception/bullpen area with windows.
				305 Virtual Walk-Thru: https://my.matterport.com/show/?m=7u8xeTwFopD
SUITE 403:	170 ^{+/-}	\$12.00	\$170.00	Single office suite with a window and Dutch door.
SUITE 405:	527 ^{+/-}	\$14.00	\$614.83	Two offices with large reception/work area. Can be combined with Suite 403.
SUITE 409:	559 ^{+/-}	\$14.00	\$652.17	Large meeting room with break area, cabinets, and sink.
				409 Virtual Walk-Thru: https://my.matterport.com/show/?m=tmtWsmD4t2M
SUITE 501:	687 ^{+/-}	\$14.00	\$801.50	Large reception/work area, 3 offices, storage vault.
				501 Virtual Walk-Thru: https://my.matterport.com/show/?m=Tcy35MpbCjt
SUITE 505:	481 ^{+/-}	\$12.00	\$481.00	3 offices, reception, and work room.

LANDLORD PAYS: Taxes, insurance, utilities, systems maintenance, exterior maintenance, interior maintenance, and common area maintenance.

TENANT PAYS: Janitorial expenses and *BID fees.
 *Property is in the Business Improvement District. Go to <http://www.topeka.org/bid.shtml> or contact agent for more information.

BUILDING FEATURES: Gorgeous 5-story building with stunning architectural design on the front of the building and beautiful interior features. Marble and tile hallways with beautiful wood doors and wood trim throughout. A unique French-American restaurant and cocktail bar are on the ground floor.

LOCATION FEATURES: Located in the heart of downtown Topeka at 6th & Kansas Ave.

