

FOR LEASE

2035 SW WESTERN AVE

Topeka, KS 66604

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC



### PROPERTY DESCRIPTION

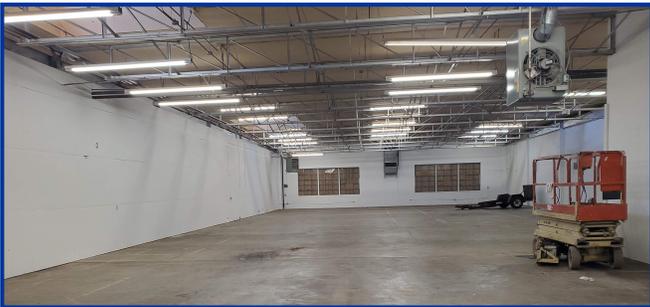
Secure, brick, drive-in warehouse and two-story office building , Central Topeka location one block west of Topeka Blvd and one block north of 21st St. Adjacent to the Stormont Vail Events Center and RR Domer Arena. Very accessible from downtown, the Capitol, and the I-70/Adams St interchange.

### OFFERING SUMMARY

Lease Rate	\$4.95 - \$8.00 SF/yr
Building Size	42,000+/- SF
Available Space	Up to 12,500+/- SF
Lot Size	35,775+/- SF
Zoning	I-1 LIGHT INDUST
Electric Service	200-400 AMP 480v 3 phase
Gas Service	Kansas Gas Service
2025 RE Taxes	\$44,598.64
Parking	15-20 spaces fenced

### INDUSTRIAL SPECS

Ceiling Height	17' between truss
Overhead Doors	1 - 10'x12'; 1 - 12'x12'
Plumbing	One restroom
Floors	Concrete
HVAC	OH gas heat



Listed By:



**ED ELLER**  
Broker, SIOR, Partner  
785.228.5302  
ed@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.

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	RATE/MO	COMMENTS
2nd Floor Office	\$8.00 SF/yr	8,300 <sup>+/-</sup> SF	\$5,533.33	Two-story office building. Second floor office space without ADA access, with numerous private offices and meeting rooms.
2nd Floor Office Divided	\$8.00 SF/yr	4,300 <sup>+/-</sup> SF	\$2,866.67	2nd floor office space, freight lift
2nd Floor Office Divided	\$8.00 SF/yr	2,300 <sup>+/-</sup> SF	\$1,533.33	2nd floor office space, freight lift
2nd Floor Office Suites	NA	Varies	\$180.00	Small, heated storage spaces
Middle Warehouse	\$4.95 SF/yr	7,000 <sup>+/-</sup> SF	\$2887.50	Drive-in warehouse space, restroom, and work area.
Bay 3 Warehouse	\$4.95 SF/yr	5,500 <sup>+/-</sup> SF	\$2268.75	Drive-in warehouse space, and work area.

Tenant pays utilities, janitorial, minor interior maintenance, any increase in real estate taxes, and fire extended coverage insurance over base year of lease.

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