

**For Sale or Lease | 3 Historic Buildings Totaling 85,000 SF**  
**627-635 S. Kansas Avenue Topeka, KS 66603**

**Offered at \$1,990,000**  
**Rents Starting \$18 PSF**



**1st Floor Retail & Restaurant Space Available | Prime Multifamily Development Opportunity**  
**Negotiable Lease Structure | Substantial TI Available for Qualifying Tenants**  
**Historic Properties Located in the South Kansas Avenue Commercial Historic District**

**New Class-A Office, Lab, & Retail Space Available**  
**Prime Multifamily Redevelopment Opportunity in the Heart of Topeka**  
**Turnkey Custom Build Outs Available for Credit Tenants**  
**Leasable Suites Ranging from 20,000 – 85,000 SF**  
**Pre-Approved for Federal & State Historic Tax Credits (HTC)**  
**Zoning: C5**

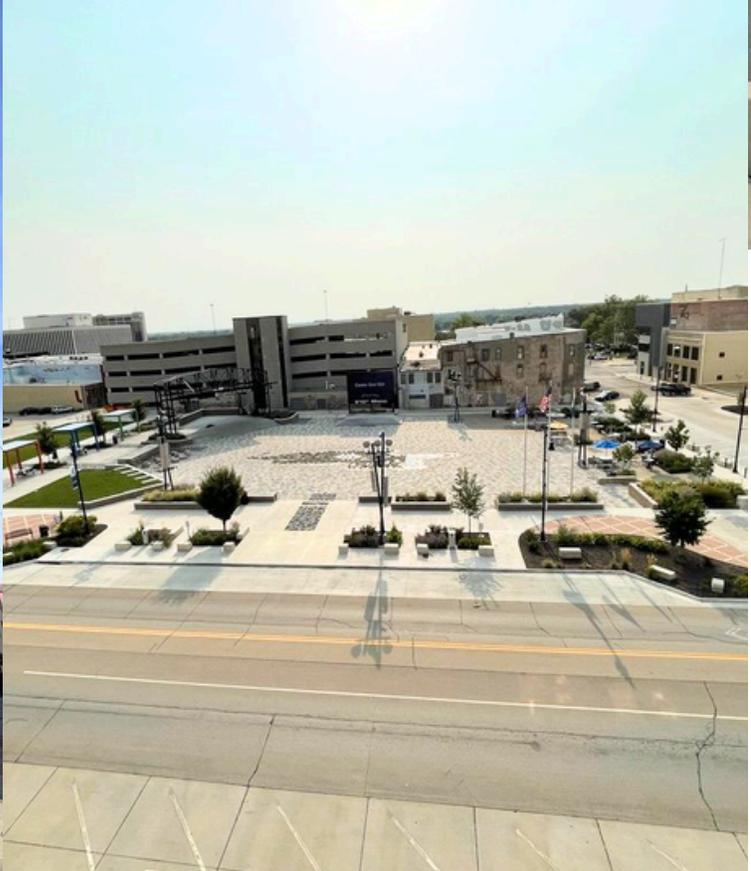
**Josh Haith**  
**Josh@Haith.com**

**Haith**  
**& Company, Inc.**  
**Real Estate Services**

**O: (913) 888-3456 x 7**  
**www.Haith.com**

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Potential Rooftop Concept

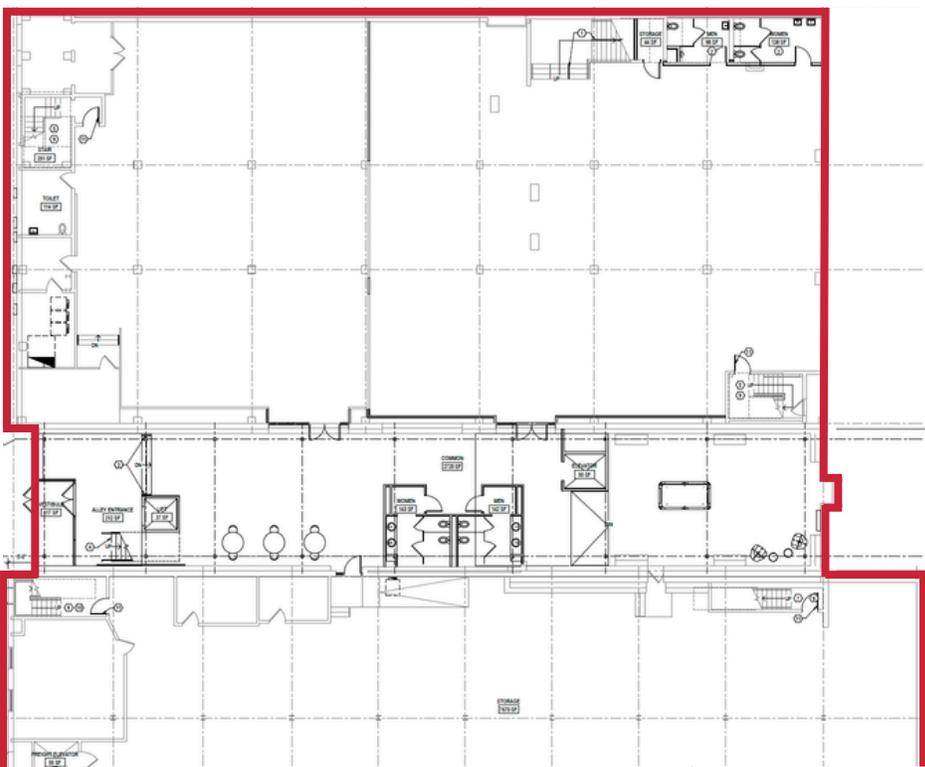


Potential Middle Building Redevelopment Concept



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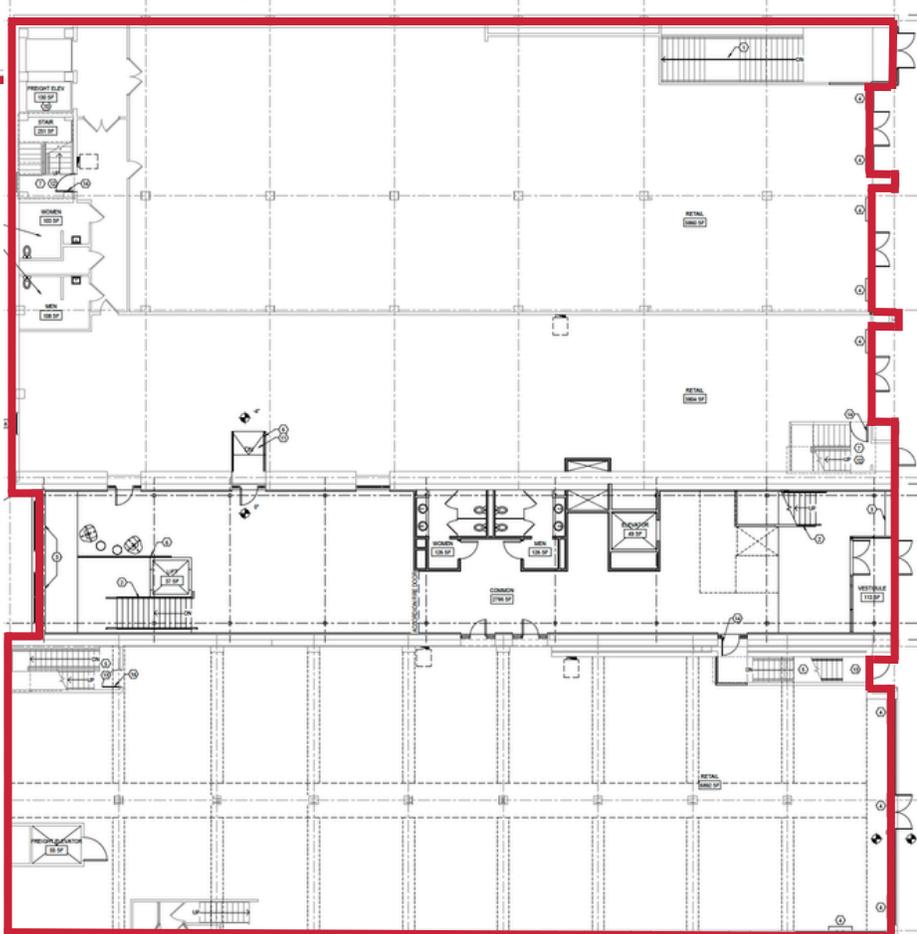
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<b>Lower Level</b>
~22,100 SF
Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements



<b>1st Floor</b>
~20,321 SF
Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements



Note: These plans reflect the redevelopment of the middle building as common area. The middle can be modified per tenant's needs, including expanding Levels 2 & 3, without jeopardizing HTC approval.

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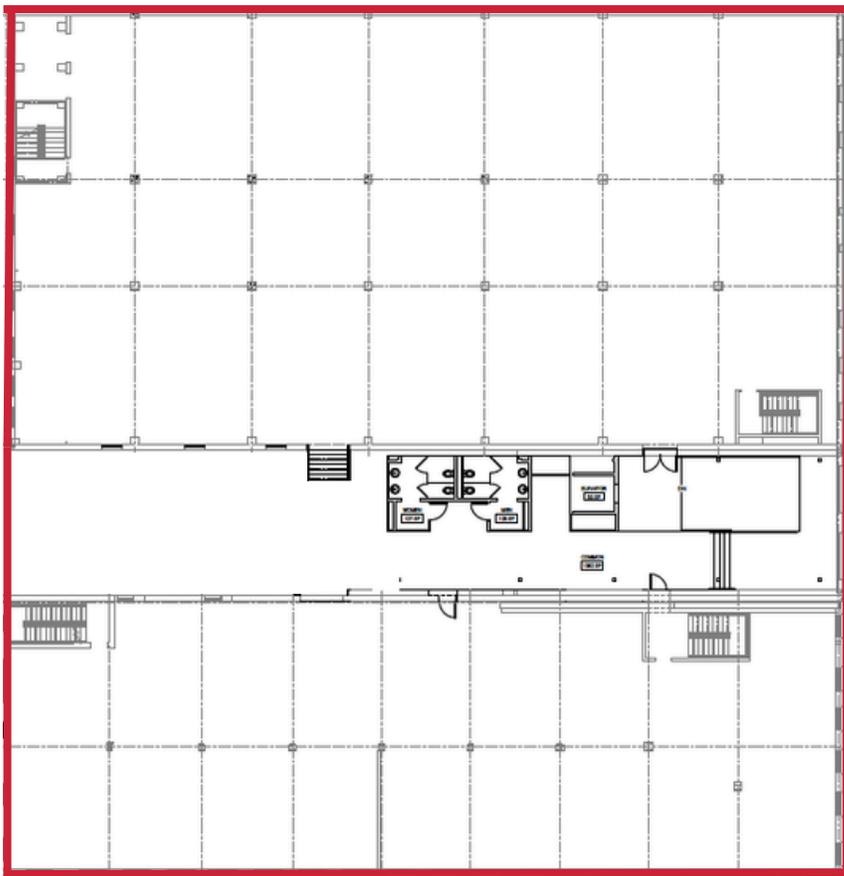
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### 2nd Floor

19,985 SF

Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements



### 3rd Floor

~ 20,041 SF

Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements

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These historic buildings' prime downtown Topeka location, combined with its open layout on the 2nd & 3rd floors, provides an opportunity for a multifamily development directly across from the Every Plaza and only blocks from the Kansas State Capital, & Topeka Performing Arts Center.

2nd & 3rd floor concepts shown outline a 37-unit boutique loft apartment complex with units ranging from ~600 SF to ~1,350 SF.



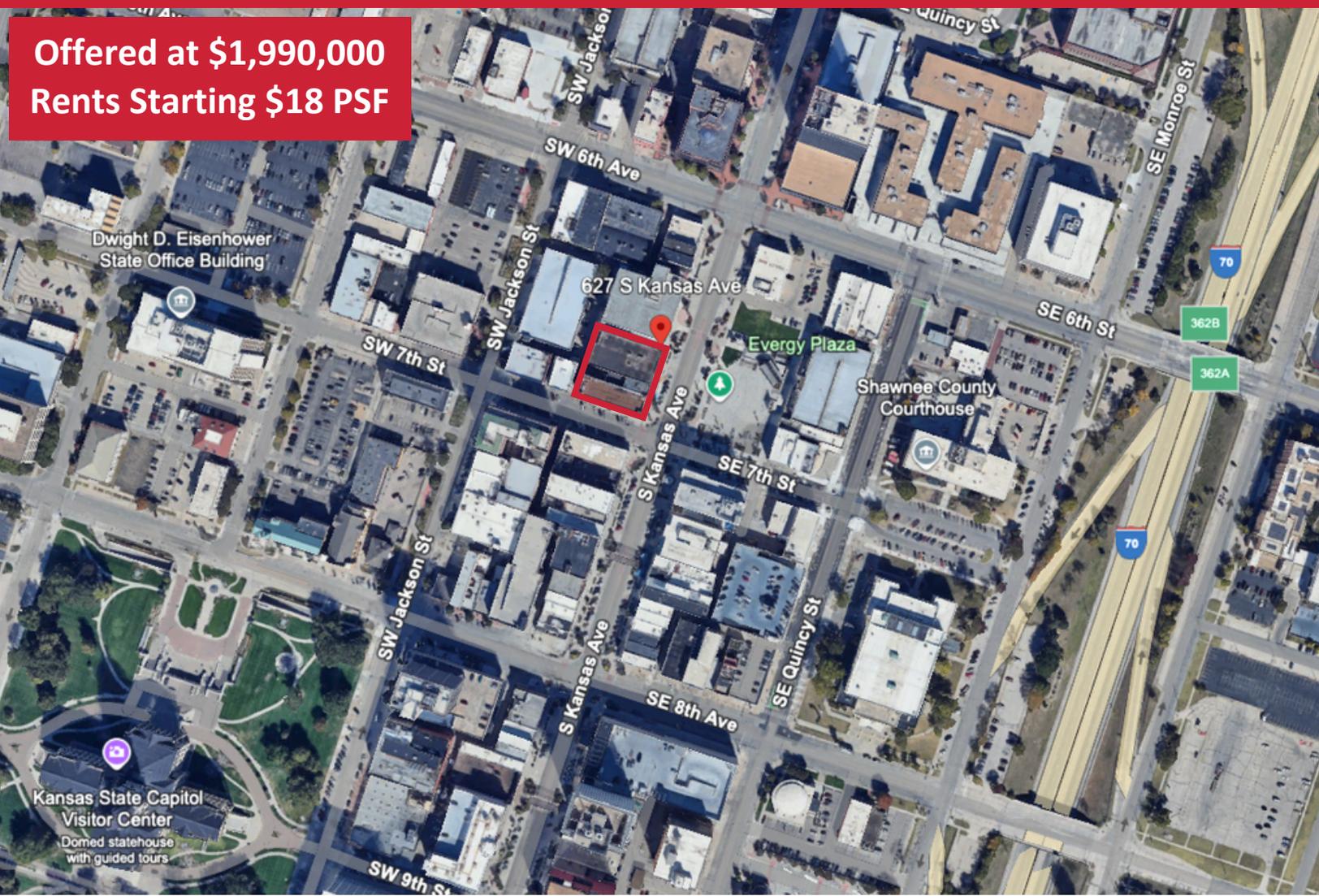
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<b>I-70</b>	<b>0.3 Miles</b>
<b>Capitol Building</b>	<b>0.3 Miles</b>
<b>Lawrence</b>	<b>27 Miles</b>
<b>KCI Airport</b>	<b>72 Miles</b>

