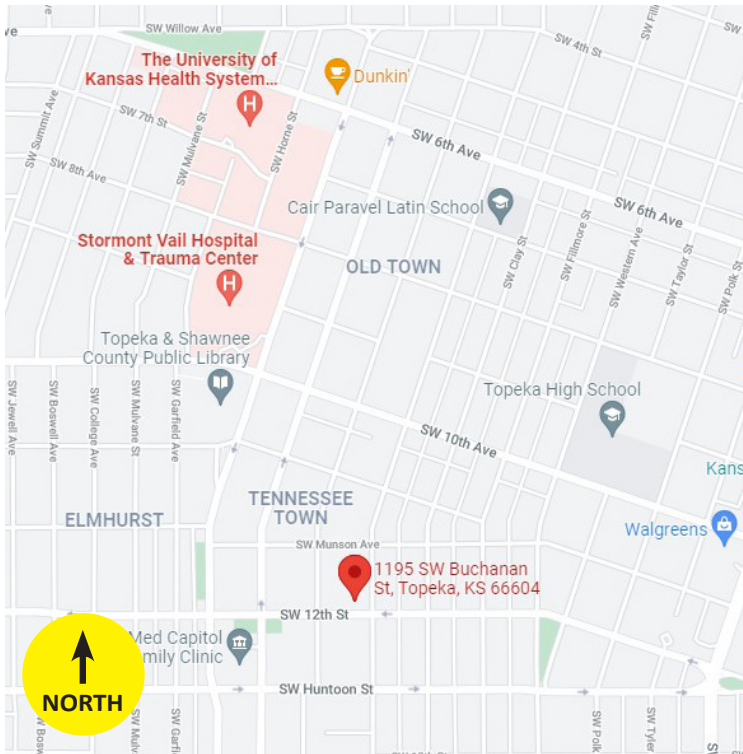


FOR LEASE  
OFFICE SPACE

1195 SW BUCHANAN STREET  
TOPEKA, KS 66604



## PROPERTY SUMMARY

LEASE RATE	\$12/SF/YR
AVAILABLE SPACE	824 - 1,922 <sup>+/-</sup> SF
BUILDING SIZE	6,202 <sup>+/-</sup> SF
LOT SIZE	41,382 <sup>+/-</sup> SF
YEAR BUILT	1900
ZONING	R-2; Single Family
CONSTRUCTION	Concrete Block
PARKING	Front door customer parking and plentiful employee parking
SIGNAGE	Monument Signage
PLUMBING	Common restrooms on each floor
HEAT & AIR SYSTEM	Forced air heat and central air conditioning
TRAFFIC COUNT	3,230 <sup>+/-</sup> VPD on 12th St. near Buchanan St.

**MIKE MORSE**

SIOR | Partner

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**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC.





# FOR LEASE | OFFICE SPACE

1195 SW BUCHANAN STREET | TOPEKA, KS 66604

## SUITE 202



## SUITE 203



## SHARED CONFERENCE ROOM



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
Suite 202 <b>360 Walk-thru:</b> <a href="https://my.matterport.com/show/?m=1N1V3rBUacm">https://my.matterport.com/show/?m=1N1V3rBUacm</a>	1,098 <sup>+/-</sup>	\$12.00	\$1,098.00	Multiple office with large windows and natural light, 12'+ ceilings, access to a conference room, and full kitchen.
Suite 203 <b>360 Walk-thru:</b> <a href="https://my.matterport.com/show/?m=cBBWeXDVFtx">https://my.matterport.com/show/?m=cBBWeXDVFtx</a>	824 <sup>+/-</sup>	\$12.00	\$824.00	Open space on the front of the building with a full wall of large windows and nature light. 12'+ ceilings, access to a conference room, and full kitchen.
Suites 202 & 203	1,922 <sup>+/-</sup>	\$12.00	\$1,922.00	Both suites 202 and 203.

<b>LANDLORD PAYS:</b>	Utilities, janitorial, taxes, insurance, systems maintenance, exterior maintenance, and structural maintenance.
<b>TENANT PAYS:</b>	Minor interior maintenance within the space.
<b>BUILDING FEATURES:</b>	Great natural light with large windows, 12'+ ceilings, access to a large training room and full kitchen. Multiple offices and reception. Elevator building with front door customer parking and plentiful employee parking.
<b>LOCATION FEATURES:</b>	Centrally located at the corner of SW 12th Street and SW Buchanan Street within blocks of Kansas State Capitol, Topeka Boulevard and Washburn University.



