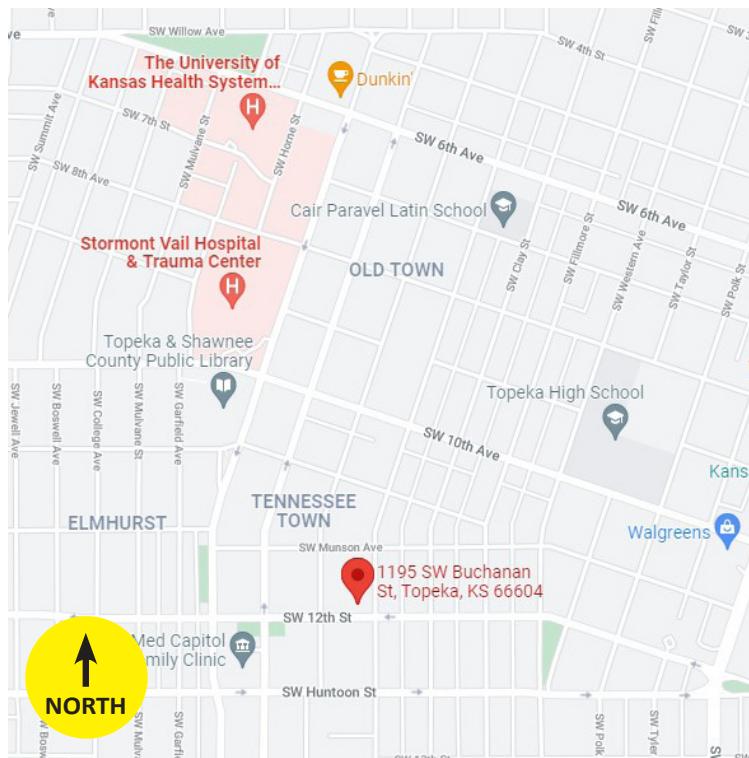


FOR LEASE

OFFICE SPACE

1195 SW BUCHANAN STREET
TOPEKA, KS 66604



PROPERTY SUMMARY

LEASE RATE	\$12/SF/YR
AVAILABLE SPACE	824 - 1,922 ^{+/} SF
BUILDING SIZE	6,202 ^{+/} SF
LOT SIZE	41,382 ^{+/} 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 ^{+/} VPD on 12th St. near Buchanan St.

MIKE MORSE
SIOR | Partner

Direct: 785.228.5304
mike@kscommercial.com

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC

FOR LEASE | OFFICE SPACE

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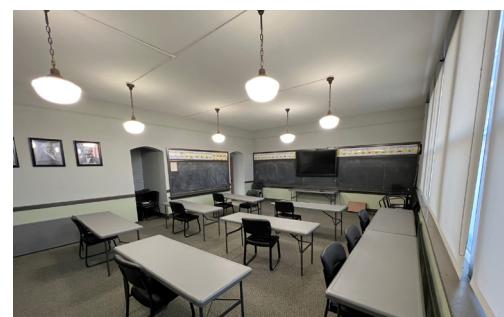
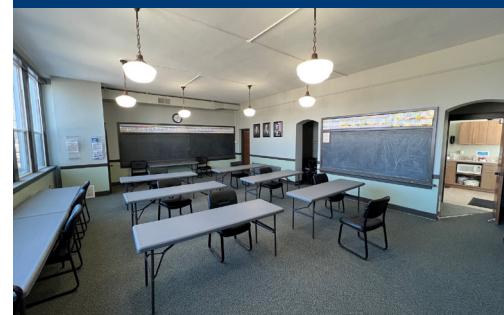
SUITE 202



SUITE 203



SHARED CONFERENCE ROOM



SPACE AVAILABLE:

SIZE/SF:

RATE/SF/YR:

RATE/MO:

COMMENTS:

Suite 202

1,098⁺⁻

\$12.00

\$1,098.00

360 Walk-thru: <https://my.matterport.com/show/?m=1N1V3rBUacm>

Multiple office with large windows and natural light, 12'+ ceilings, access to a conference room, and full kitchen.

Suite 203

824⁺⁻

\$12.00

\$824.00

360 Walk-thru: <https://my.matterport.com/show/?m=cBBWeXDVFtx>

Open space on the front of the building with a full wall of large windows and natural light. 12'+ ceilings, access to a conference room, and full kitchen.

Suites 202 & 203

1,922⁺⁻

\$12.00

\$1,922.00

Both suites 202 and 203.

LANDLORD PAYS:

Utilities, janitorial, taxes, insurance, systems maintenance, exterior maintenance, and structural maintenance.

TENANT PAYS:

Minor interior maintenance within the space.

BUILDING FEATURES:

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.

LOCATION FEATURES:

Centrally located at the corner of SW 12th Street and SW Buchanan Street within blocks of Kansas State Capitol, Topeka Boulevard and Washburn University.



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