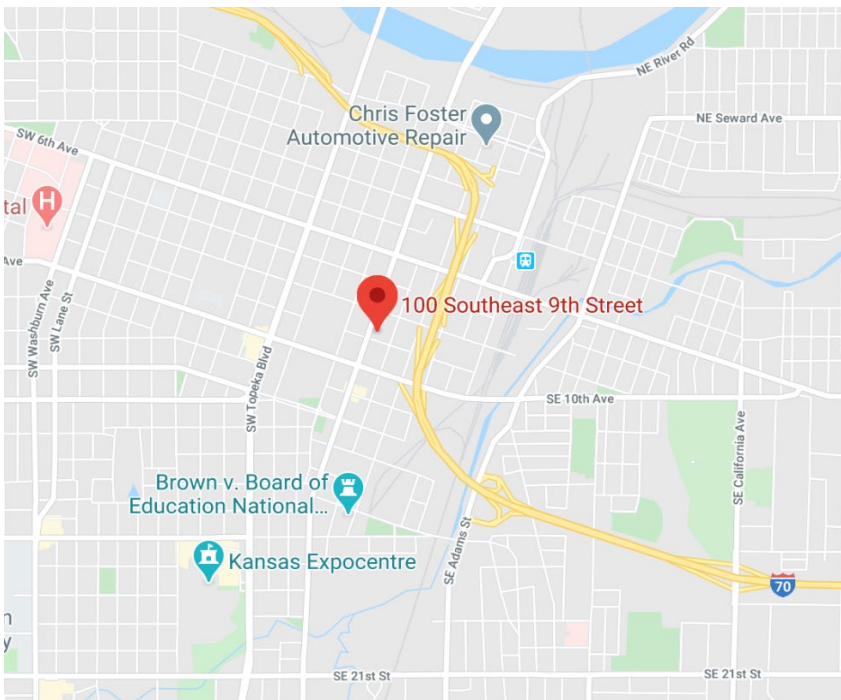


FOR LEASE | OFFICE SPACE | DOWNTOWN
100 SE 9TH STREET | TOPEKA, KS 66612



Property Summary

AVAILABLE SF	1,500 ^{+/-} – 7,600 ^{+/-} SF
LEASE RATE	\$16 - \$18.50 SF/YR
ADDITIONAL CHARGES	NA
BUILDING SIZE	132,549 ^{+/-} SF
YEAR BUILT	1920
RENOVATED	Ongoing Improvements
LOT SIZE	11,250 ^{+/-} SF
ZONING	C-5, Commercial
SIGNAGE	Interior lobby signage
CROSS STREET	9 TH Street & Kansas Ave.
TRAFFIC COUNTS	9,260 ^{+/-} VPD

Attractive multiple story, downtown brick building with large windows, views of Kansas Avenue. Excellent downtown location on the Northeast Corner of Kansas Avenue and 9th Street; the heart of Downtown Topeka. Within walking distance to the Cyrus Hotel and the outdoor Evergry Plaza. Located 2 blocks from I-70.

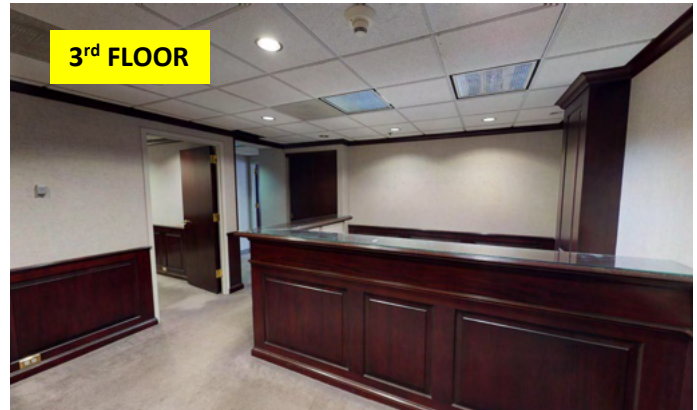
EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
2nd th FLOOR WEST:	7,600 ^{+/-}	\$18.00	\$11,400.00	Excellent office spaces with updated LED lighting, ceiling tile, and finish packages. Open space with natural light flowing through the space and interior windows to allow natural light to reach all parts of the space. Suites 240 & 250 are divisions of 2 West.
2nd FLOOR SUITE 240:	1,752 ^{+/-}	\$18.00	\$2,628.00	
2nd FLOOR SUITE 250:	3,024 ^{+/-}	\$18.00	\$4,536.00	
SUITE 240 & 250 COMBO:	4,588 ^{+/-}	\$17.50	\$6882.00	
360 WALK-THRU:		https://my.matterport.com/show/?m=V6thRxGDJzb		
3 rd FLOOR EAST:	3,164 ^{+/-}	\$18.00	\$4,746.00	Multiple offices, reception, conference room, break room, and cube space.
360 WALK-THRU:		https://my.matterport.com/show/?m=QeAJ1rXwA2C		
4 th FLOOR EAST:	2,500 ^{+/-}	\$18.00	\$3,750.00	Multiple offices, cube space, conference space, with views of Kansas Avenue. Can be divided.
5 th FLOOR WEST:	4,145 ^{+/-}	\$18.00	\$6,217.50	Office space on the 5th floor. Multiple offices, cube space, conference space, with views of Kansas Avenue. Can be divided.
	2,500 ^{+/-}	\$18.00	\$3,750.00	
	1,500 ^{+/-}	\$18.00	\$2,250.00	

Landlord is responsible for all base year operating expenses and *BID fees excluding janitorial.

Suite 502 LANDLORD PAYS: <https://www.topeka.org/finance/downtown-business-improvement-district/>
for more information.

TENANT PAYS: Tenant pays janitorial and minor interior maintenance expenses.