

FOR SALE / LEASE

1415 SW TOPEKA BLVD

Topeka, KS 66612

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

This one-story brick office building has a bank vault door, multiple offices, a reception area, a bullpen, and a private entrance. There is plenty of parking to the south and west of the building. This sits just west of Huntoon and offers downtown convenience.

HIGHLIGHTS

- Fully finished basement
- Monument sign facing Topeka Blvd
- Easy access to I-70
- Men's and Women's restrooms
- Breakroom/Kitchen

OFFERING SUMMARY

Sale Price	\$299,000
Lease Price	\$3,000.00/MO
Building Size	5,716 ^{+/-} SF
Lot Size	16,983 ^{+/-} SF
Year built	1969
Year Renovated	2021
Zoning	O12
Construction	Brick veneer, wood frame
Parking	22 ^{+/-} spots in lot
Heat & Air	Forced heat, central air
Restrooms	Two on each floor
Traffic Count	19,300 ^{+/-} vehicles/day

VIRTUAL WALK-THRU LINK

<https://my.matterport.com/show/?m=tyzz6L84z2w>



Listed By:

MIKE MORSE

Partner, SIOR

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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

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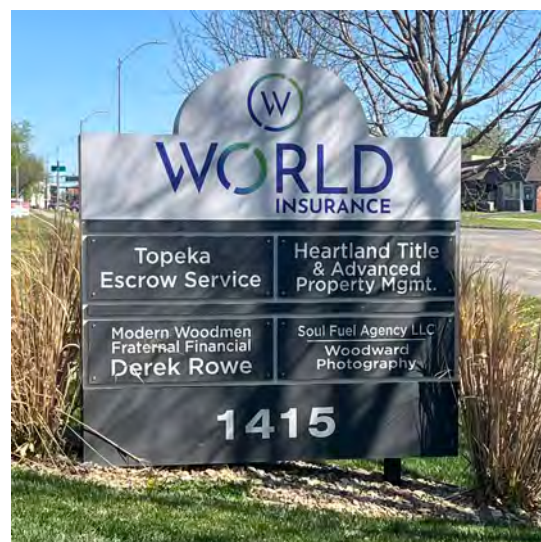
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SPACE	LEASE RATE	SPACE SIZE	BASE RATE/MO
Suite 100	\$12/SF/yr	2,858 [±] SF	\$3,000.00

Tenant pays gas, electric, minor interior maintenance, and janitorial within the lease space.
Landlord pays all other base year operating expenses.



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