



# Topeka Commons - 2028 NW Topeka Blvd

Neighborhood retail strip center with local and national tenants. This established center is in a high-traffic area and has great visibility on NW Topeka Blvd & Lyman Rd in north Topeka.

## PROPERTY SUMMARY

AVAILABLE SF	2,100+/- - 28,485+/-
LEASE RATE	\$8.00 - \$10.25/SF/YR
ESTIMATED ADD'L CHARGES	\$3.55/SF/YR - MAIN \$3.66 /SF/YR SOUTH BUILDING
LOT SIZE	14.4 ACRES
BUILDING SIZE	127,357+/- SF
ZONING	C-4, COMMERCIAL
SIGNAGE	FACADE SIGNAGE VISIBLE FROM TOPEKA BLVD
PARKING	LARGE PARKING LOT, FRONT DOOR PARKING
TRAFFIC COUNT	15,870+/- VPD ON TOPEKA BLVD

### LISTED BY:

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# Available Spaces

SIZE/SF	RATE/SF/YR	RATE/MO	CHARGES/MO	COMMENTS
2,100+/-	\$8.00	\$1,400	\$621.25	Open floor plan with a back storage room and an office/break room.
5,943+/-	\$9.50	\$4,704.88	\$1,758.14	Operating buffet. FFE would be negotiable to purchase.
28,485+/-	\$10.25	\$24,330.94	\$8,426.81	Opportunity along N Topeka Blvd. Check with agent before proceeding.

Landlord Pays: Structural maintenance.  
Tenant Pays: All operating expenses associated with the property, a pro-rata share of real estate taxes, common area maintenance, roof, and property insurance. All utilities, janitorial, and interior maintenance.

