

FOR LEASE

815 SW TOPEKA BLVD

Topeka, KS 66612

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Professional office building near downtown Topeka with easy access to I-70. Within walking distance of the Kansas State Capitol, the Topeka Performing Arts Center, and many dining and shopping options. Second level space can be leased individually.

VIRTUAL WALK-THRU LINKS:

1st Floor: <https://my.matterport.com/show/?m=HmoaTShFafB>

2nd Floor: <https://my.matterport.com/show/?m=6yrnEHWHBh6>

OFFERING SUMMARY

Lease Rate	\$18.00 - \$19.50 SF/yr
Building Size	11,075 ^{+/-} SF
Available Space	1,500 - 4,585 ^{+/-} SF
Lot Size	16,875 ^{+/-} SF
Year Built	1989
Zoning	O12

SPACE SIZE

LEASE RATE

BASE RATE/MO

4,585 ^{+/-} SF - entire floor	\$18.50 SF/yr	\$7,068.54
2,200 ^{+/-} SF - 1st floor front	\$19.50 SF/yr	\$3,575.00
1,500 ^{+/-} SF - 1st floor rear	\$18.00 SF/yr	\$2,250.00

Tenant Pays: Janitorial and minor interior maintenance within the leased space.

Landlord Pays: All base year operating expenses within the leased space excluding janitorial and minor interior maintenance.

Listed By:



MIKE MORSE

Partner, SIOR

785.228.5304

mike@kscommercial.com

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.

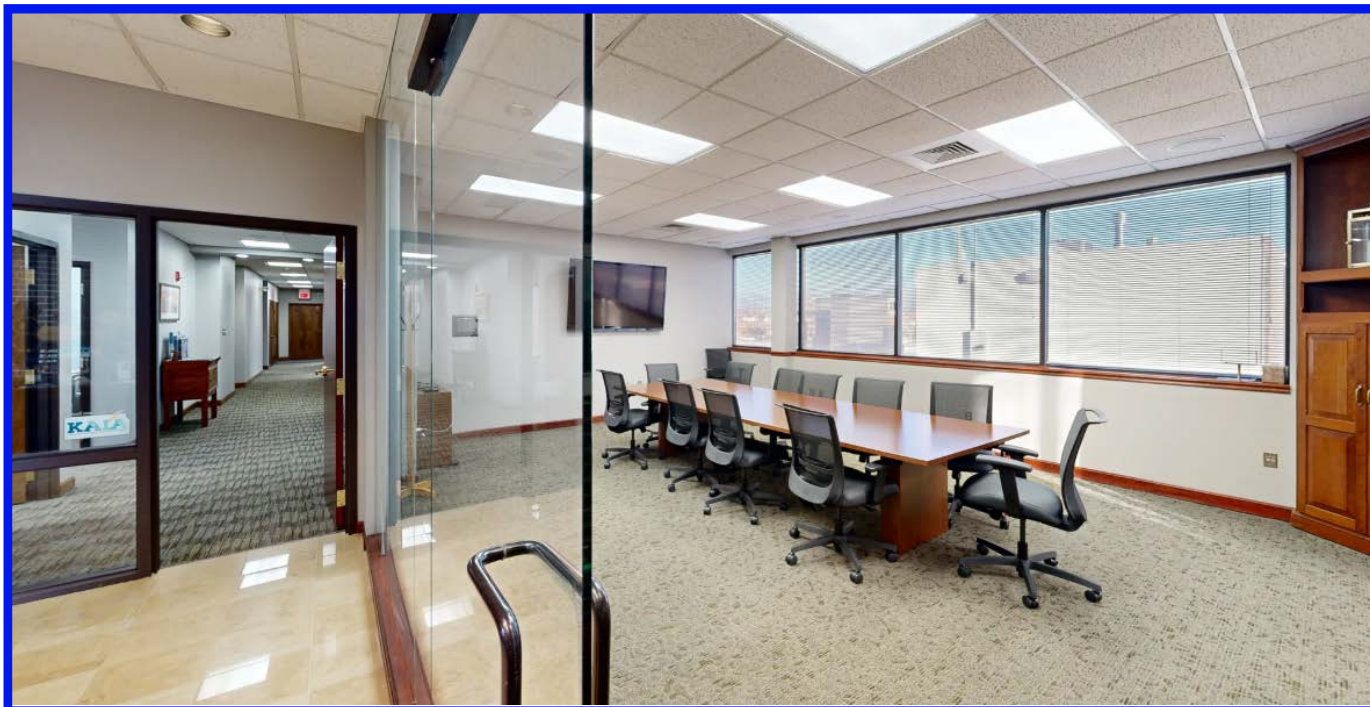
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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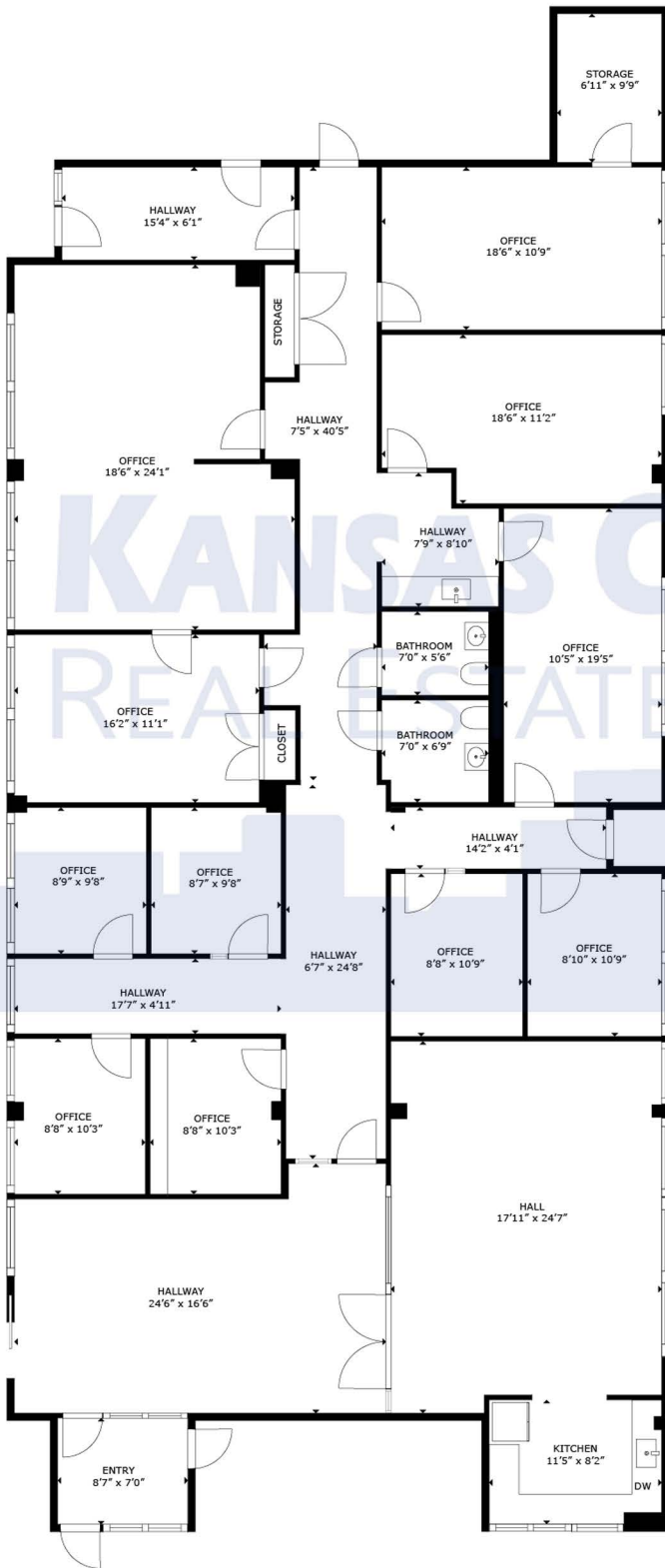
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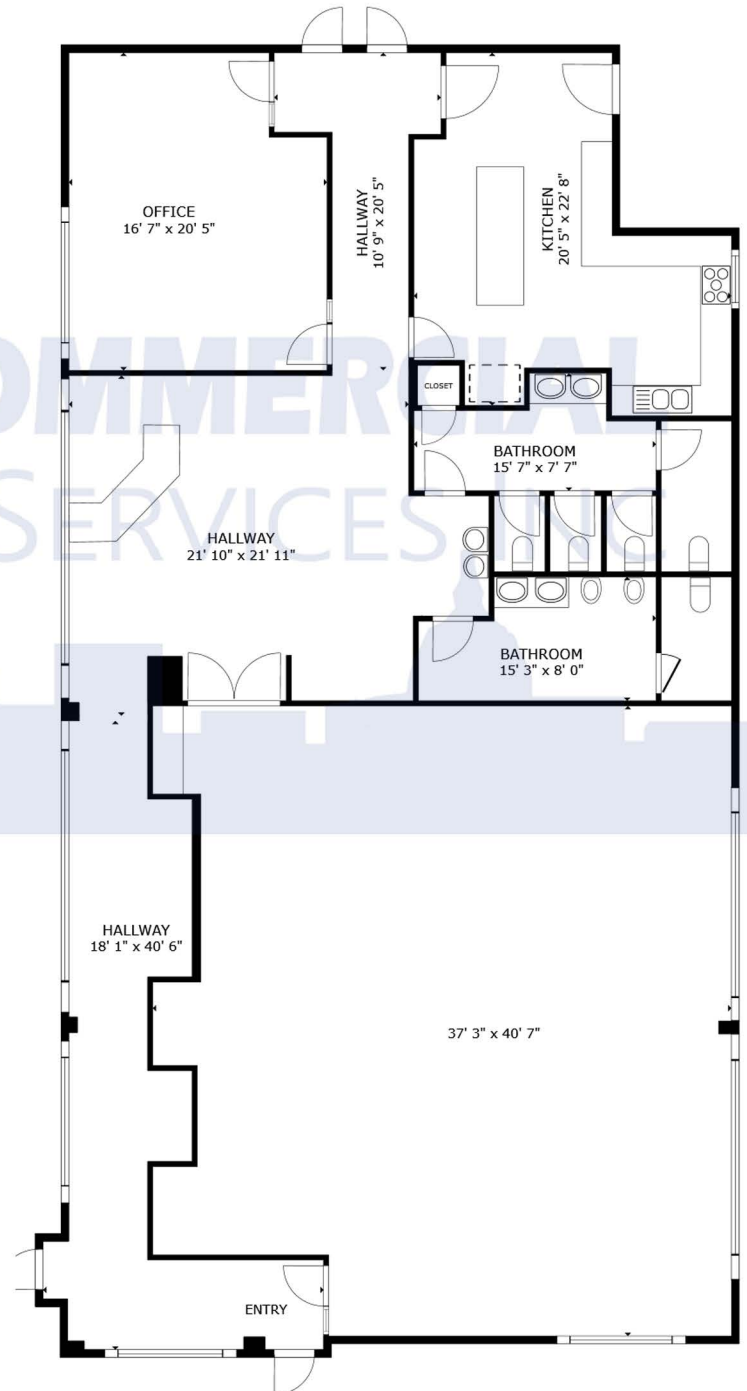
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First Floor



Second Floor