



PROPERTY DESCRIPTION

Beautiful, Class A, two-story office building with masonry and limestone construction, located just east of Wanamaker at Ashworth and Arrowhead. Offers quick access to I-470 and I-70. Features include large windows throughout, ample parking, and a well-appointed space for lease with multiple offices, a shared receptionist area, conference room, workroom, and break room.



OFFERING SUMMARY

Sale Price	\$1,375,000
Lease Rate	\$22.00/SF/yr
Building Size	17,576 ^{+/-} SF
Lot Size	46,359 ^{+/-} SF
Year Built	1998
Zoning	C-4 Commercial
2024 RE Taxes	\$67,791.32
Heat & Air System	Forced heat and central air
Parking	53 ^{+/-} parking spaces

SPACE SIZE	RATE/SF/YR	RATE/MO
2nd floor - 5,775 ^{+/-}	\$22.00	\$10,587.50

Landlord pays: Base year operating expenses excluding janitorial and minor interior maintenance.

Tenant pays: Janitorial and minor interior maintenance.



Listed By:

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FOR SALE / LEASE

1414 SW ASHWORTH PL

Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



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