



PROPERTY SUMMARY

LEASE RATE	\$12.00 /SF/YR
SPACE AVAILABLE	437+/- SF – 1,955+/- SF
BUILDING SIZE	32,812+/- SF
LOT SIZE	6,500+/- SF
ZONING	C-5; Commercial
YEAR BUILT	1888 - On the National Historic Register
CONSTRUCTION	5-story masonry building
PARKING	Employee parking available in the 512 Jackson Parking Garage, only steps north of building. Customer parking on the north side of building and metered front door parking on the south.
TRAFFIC COUNT:	12,580+/- VPD

LISTED BY:

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Associate

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SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
SUITE 201:	864 ^{+/-}	\$12.00	\$864.00	Three large offices with reception and storage vault.
SUITE 202:	713 ^{+/-}	\$12.00	\$713.00	Three offices with reception, storage vault, and sink.
SUITE 206:	462 ^{+/-}	\$12.00	\$462.00	Two offices with large reception area, storage vault, and sink.
SUITE 207:	437 ^{+/-}	\$12.00	\$437.00	Two offices with large reception area.
SUITE 201 & 207:	1,301 ^{+/-}	\$12.00	\$1,301.00	Combination of 5 offices, reception, and a storage vault.
SUITE 209:	480 ^{+/-}	\$12.00	\$480.00	Two offices with large reception/bullpen area with windows and exposed brick wall. 209 Virtual Walk-Thru: https://my.matterport.com/show/?m=DB7tg6HehXp
SUITE 305:	510 ^{+/-}	\$12.00	\$510.00	Two offices with large reception/bullpen area with windows. 305 Virtual Walk-Thru: https://my.matterport.com/show/?m=7u8xeTwFopD
SUITE 400:	1,955 ^{+/-}	\$12.00	\$1,955.00	Class A space with crown molding. Multiple offices, reception area, and a break room.
SUITE 409:	559 ^{+/-}	\$12.00	\$559.00	Large meeting room with break area, cabinets, and sink. 409 Virtual Walk-Thru: https://my.matterport.com/show/?m=tmtWsmD4t2M
SUITE 501:	687 ^{+/-}	\$12.00	\$687.00	Large reception/work area, 3 offices, storage vault. 501 Virtual Walk-Thru: https://my.matterport.com/show/?m=Tcy35MpbCjt
LANDLORD PAYS:	Taxes, insurance, utilities, systems maintenance, exterior maintenance, interior maintenance, and common area maintenance.			
TENANT PAYS:	Janitorial expenses and *BID fees. *Property is in the Business Improvement District. Go to http://www.topeka.org/bid.shtml or contact agent for more information.			
BUILDING FEATURES:	Gorgeous 5-story building with stunning architectural design on the front of the building and beautiful interior features. Marble and tile hallways with beautiful wood doors and wood trim throughout.			
LOCATION FEATURES:	Located in the heart of downtown Topeka at 6th & Kansas Ave.			