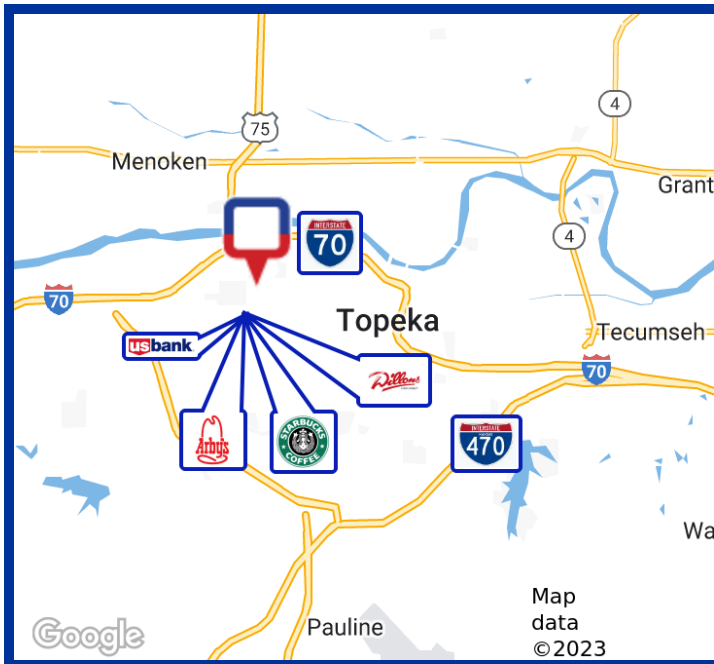


# 3545 SW 6TH AVE

Topeka, KS 66606 - Options to lease separately or as a combo.



## PROPERTY DESCRIPTION

Spaces can be leased individually or as a combo option for tenants that require more space. Very well-maintained building with exterior handicap ramp and elevator. Tons of windows throughout, multiple entry points.

## LOCATION

Great drive-by office spaces near 6th and Gage with quick access to I-70 and Downtown Topeka. Many options available to lease space in this well-maintained building.

## PROPERTY HIGHLIGHTS

- Quick access to I-70.
- Quick access to Downtown Topeka.
- Signage on busy 6th Ave.
- Large parking lot.

### Listed By:



**MIKE MORSE**  
Partner, SIOR  
785.228.5304  
mike@kscommercial.com

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## OFFERING SUMMARY

Building Size:	15,216 <sup>+/-</sup> SF
Space Available:	5,084-10,168 <sup>+/-</sup> SF
Lot Size:	1.2 <sup>+/-</sup> Acres
Year Built:	1989, Updates in '92
2025 R.E. Taxes:	\$43,817.94
Zoning:	OI2
Parking:	Surface - 55+ spaces
Traffic Count +/- VPD:	14,085 <sup>+/-</sup> VPD-6th Ave 13,820 <sup>+/-</sup> VPD-6th & Gage

## FLOOR

## SPACE SIZE

## RATE/MO

## BASE RATE/MO

Level 1	5,084 <sup>+/-</sup> SF	\$21.00/SF/YR	\$8,897
Level 2	5,084 <sup>+/-</sup> SF	\$21.00/SF/YR	\$8,897
Levels 1 & 2	10,168 <sup>+/-</sup> SF	\$21.00/SF/YR	\$17,794

## LEASE INFO - MODIFIED GROSS

- Landlord Pays: All base year operating expenses excluding

## 360 VIRTUAL WALK-THRU LINK:

<https://my.matterport.com/show/?m=fkXas7m85uy>

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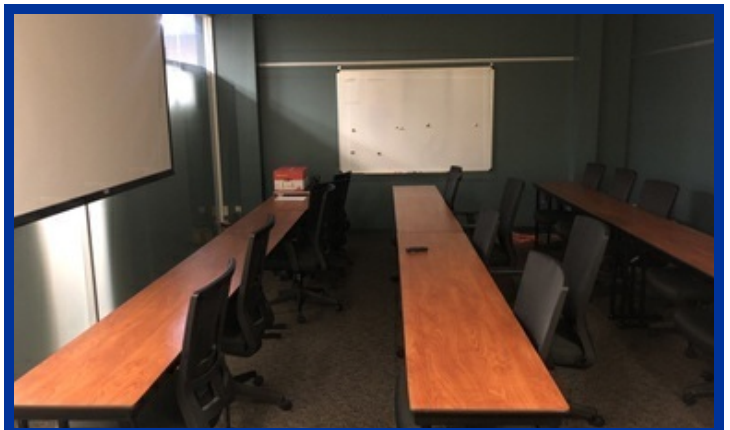
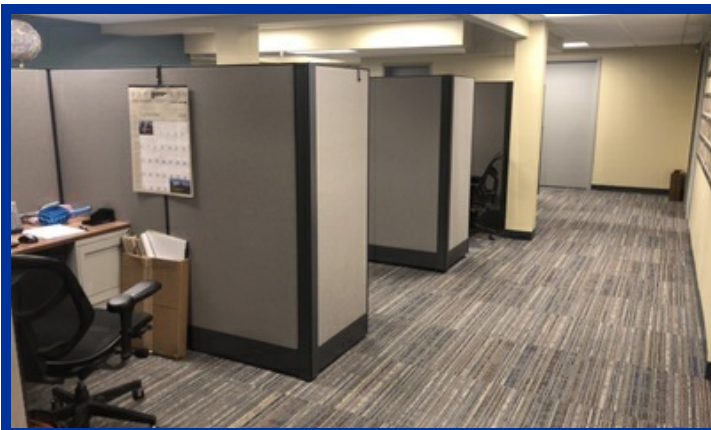
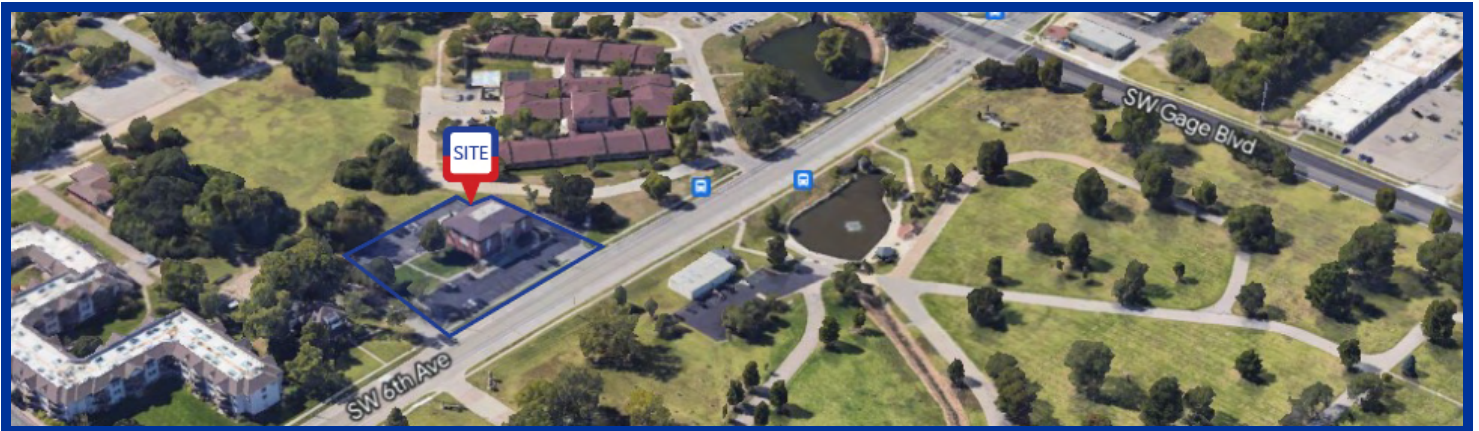


OFFICE SPACES FOR LEASE - COMING SPRING '24

## 3545 SW 6TH AVE

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**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC.



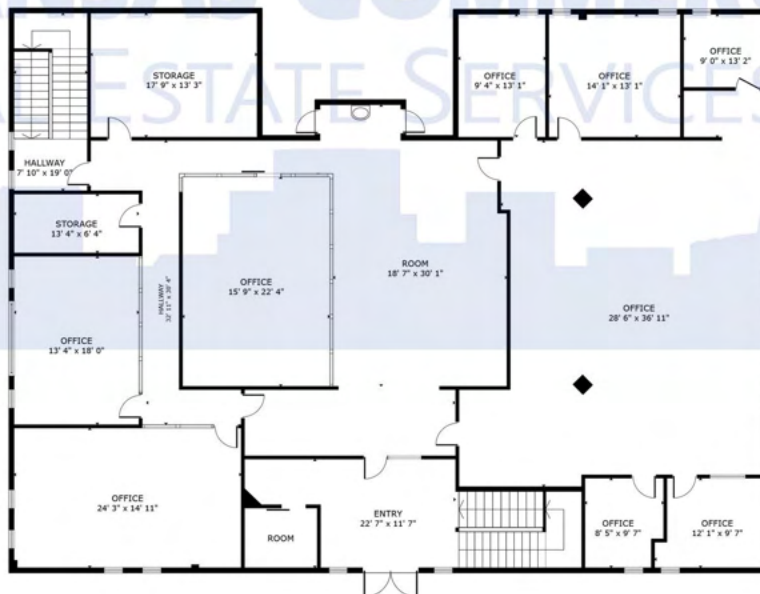
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**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)**



LEVEL 2



LEVEL 1