

OFFICE & RETAIL SPACE FOR LEASE

117-119 SW 6TH AVE

Topeka, KS 66603

MIKE MORSE

Partner, SIOR
785.228.5304
mike@kscommercial.com



Positioned in Downtown Topeka, this commercial building offers great visibility, historic character, and flexible layout options suitable for a wide range of users. The property features expansive open areas ideal for events, combined with private rooms that can easily accommodate retail, office, hospitality, or mixed-use concepts. Just steps from government offices, restaurants, retail, and public parking, this location benefits from steady daytime activity and increasing downtown redevelopment momentum.

OFFERING SUMMARY

OFFERING SUMMARY

Total Building Size	19,500 ^{+/-} SF
Land Size per Shawnee County	7,000 ^{+/-} SF
Zoning	C5
Year Built	1930
Available Space	1,361 ^{+/-} - 6,462 ^{+/-} SF



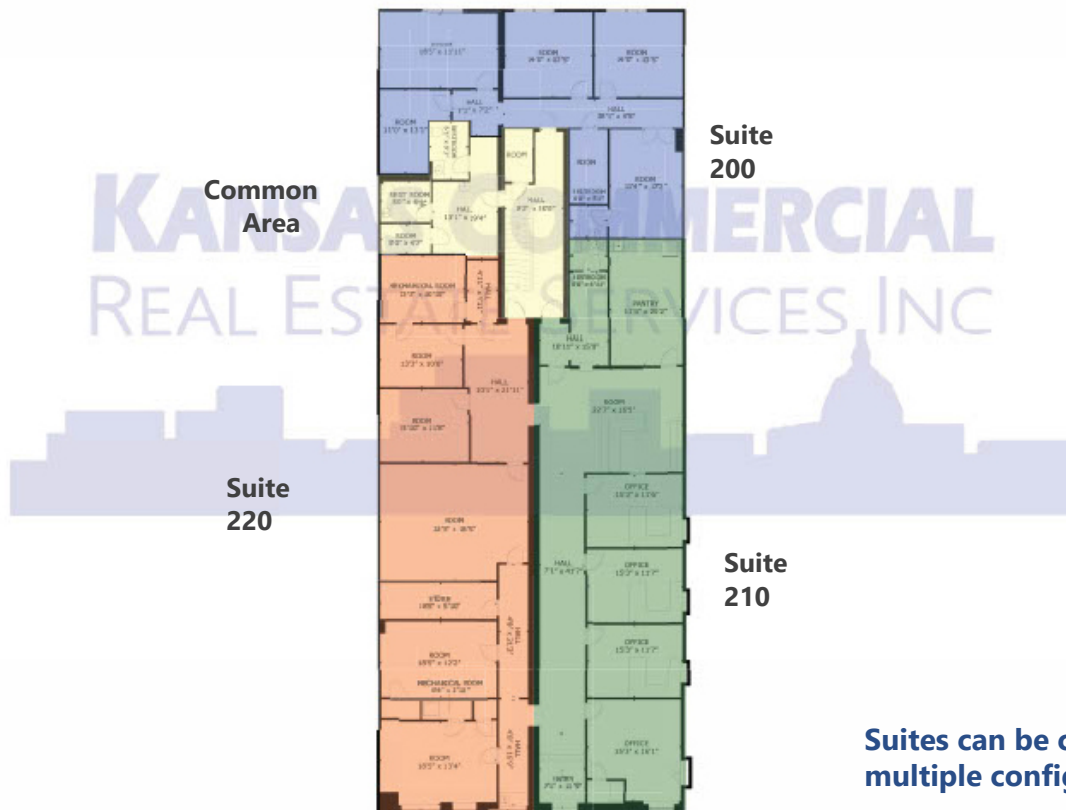
LEASE OPTIONS

GROUND LEVEL LEASE DETAILS

SPACE/SF	LEASE RATE	BASE RATE/MONTH
1,448 ^{+/-} SF	\$15.00/SF/YR	\$1,800.00

2ND FLOOR LEASE DETAILS

SPACE/SF	LEASE RATE	BASE RATE/MONTH
Suite 200 - 1,361 ^{+/-} SF	\$15.00/SF/YR	\$1,701.25
Suite 210 - 2,184 ^{+/-} SF	\$15.00/SF/YR	\$2,730.00
Suite 220 - 2,217 ^{+/-} SF	\$15.00/SF/YR	\$2,771.25
Second Floor - 6,462 ^{+/-} SF	\$15.00/SF/YR	\$8,077.50



Suites can be combined for multiple configurations.

Office Space Walk-Thru Link:

<https://my.matterport.com/show/?m=Km85c4QMJqg>

Landlord pays all base operating expenses excluding janitorial within the leased space.



PROPERTY HIGHLIGHTS



- 1,448^{+/-} SF of retail or office space, on the ground level with front-door parking
- 6,462^{+/-} SF available on the 2nd floor
- New roof in 2025 (10 year warranty)
- New boiler in 2025
- Three new AC compressors in 2024, remaining units 3-5 years old
- All windows replaced with Thermopane energy efficient windows (except front of retail shop)
- Electronic door locks, throughout building
- 2nd floor remodel in 2014
- Prime location with strong visibility and pedestrian traffic
- Expansive open floor plates perfect for events, retail, studio, gallery , restaurant, or mixed-use
- High ceilings, architectural character, and a flexible interior
- Close proximity to parking, dining, and many government buildings
- Easy access to I-70



MIKE MORSE

Partner, SIOR

mike@kscommercial.com

Direct: 785.228.5304