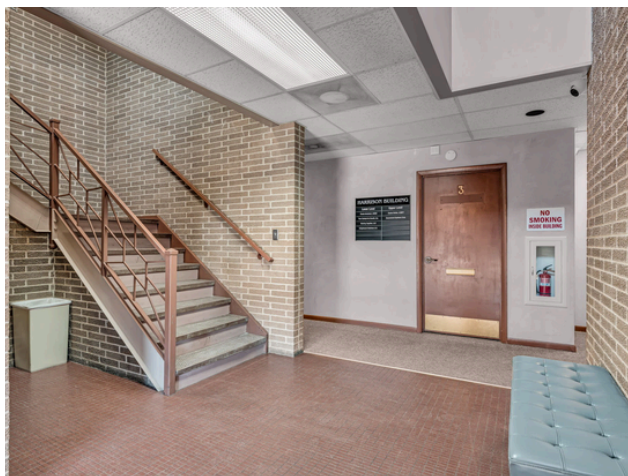


# IMMEDIATE AVAILABILITY FOR GROSS LEASES

HARRISON BUILDING  
3320 SOUTHWEST HARRISON STREET  
TOPEKA, KS 66611



## PROPERTY DESCRIPTION

The Harrison Building offers flexible office suites designed for a range of professional users, from solo practitioners to small teams. Located along SW Harrison Street, the property provides a well-established business address with strong visibility and convenient access throughout Topeka. Available suites range from single-office layouts to multi-room configurations suitable for client-facing or administrative uses. Floor 1 units offer ADA-accessible features (tenant to verify), while all tenants benefit from shared common areas, on-site parking, and 24-hour access. Gross lease pricing keeps occupancy simple with one monthly payment and no additional CAM charges. Suites are available immediately and positioned below market rates, creating a practical opportunity for businesses seeking professional space without unnecessary overhead.

## PROPERTY HIGHLIGHTS

- Flexible suite sizes from single office to multi-room layouts
- Gross leases with no additional CAM charges
- ADA-accessible features (tenant to verify) on the first floor
- Ideal for professional services, medical, or counseling uses
- Strong SW Harrison frontage with monument signage
- Large on-site parking lot for staff and clients
- 24-hour key-code access for flexible scheduling
- Below-market rental rates for comparable office space
- Established professional building with proven tenant mix
- Immediate availability with move-in ready options



Unit Number	Floor Number	* App. Usable Square feet	Year 1 Rent
3	1	825 Sq Ft	\$725/month
4	1	340 Sq Ft	\$350/month
9	2	925 Sq Ft	\$825/month
10	2	1,015 Sq Ft	\$850/month
*2	1	870 sq ft	\$750/month

\*Unit 2 is coming soon

Disclaimer: All suite sizes shown are approximate and are provided solely to convey the general magnitude of each space. Square footage figures are derived from available floor plan data and have not been independently verified by licensed measurement. Actual dimensions may vary. Prospective tenants should not rely on stated square footage for any purpose other than a general sense of scale. An in-person office tour is strongly recommended before executing any lease agreement. Contact us to schedule a showing — we will walk you through each available suite so you can assess the space firsthand.

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