

CLASS "A" OFFICE SPACE | NEWLY RENOVATED FOR SALE OR LEASE

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



220 SE 6th AVENUE | TOPEKA, KS 66603

Sale Price: \$8,000,000
Lease Rate: \$18 - \$20/SF/YR
1,650 SF – 26,300 SF Available

PROPERTY HIGHLIGHTS

- Central Elevator
- Secure Access Control
- Modern + Professional Finishes
- Modern Furniture
- Quality Design
- New Lighting & Fixtures
- Private Restrooms

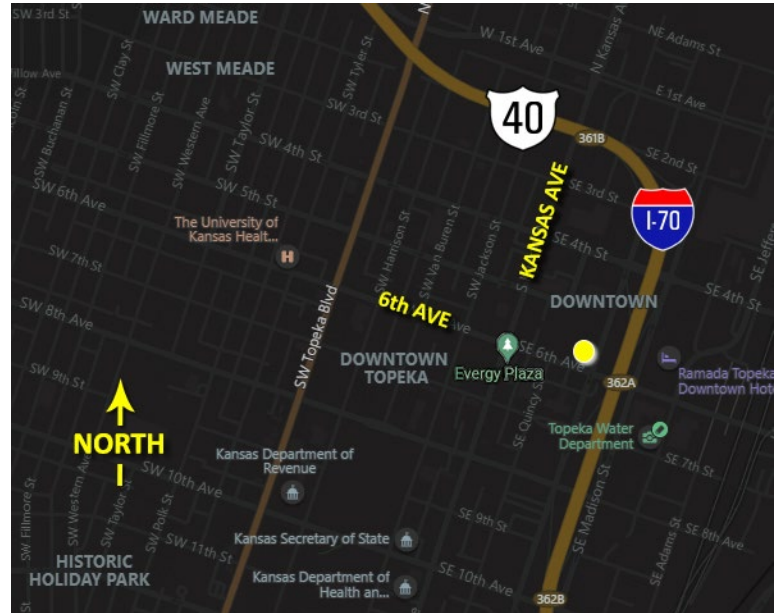
FUTURE BUILDING AMENITIES

- Rooftop Deck for Entertaining
- Fitness Center
- Conference Center
- Café & Lounge
- Internal Connection to Townsite Plaza Parking

ABOUT THE PROPERTY

Fully renovated building located in the heart of Topeka where you can live, play and enjoy working. Adjacent to I-70, this is the perfect office location with many amenities.

- [Click here to Tour Lobby/First Floor](#)
- [Click here to Tour 3rd Floor](#)



LISTED BY:

MIKE MORSE

SIOR | Partner

Direct: 785.228.5308

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CONTACT MIKE

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SINGLE TENANT FLOORPLAN

26,300 sq ft - \$18.00/sf/yr
Approx. Occupancy – 192
Reception – 2
Reception Lounge
Workstations – 186
Private Offices – 4

Break Room
Huddle Rooms – 6
Collaboration areas – 2
Training Room
Sm Conference Rooms – 3
Lg Conference Rooms – 2

Downtown Views
Various Size Suites
Entire Floor Available
Elevator + Stair Access Control
Private Restrooms
Open Floor Plan

Please contact Mike for more details. Floors are abated and ready for you. Pick out your new office today!

MULTI TENANT FLOORPLAN

▶ Tenant A Suite

11,900 sq ft
\$19.00/sf/yr
Approx occupancy - 103
Reception – 2
Reception lounges – 2
Workstations – 94
Private offices - 7
Break room
Huddle rooms – 2
Collaboration areas – 2
Sm conference room
Lg conference rooms - 2

▶ Tenant B Suite

1,650 sq ft
\$20.00/sf/yr
Approx occupancy - 9
Reception station
Workstations – 6
Private offices – 2
Break room
Conference room

▶ Tenant C Suite

3,300 sq ft
\$20.00/sf/yr
Approx occupancy – 27
Reception
Workstations – 24
Private offices – 2
Break room
Conference room

▶ Tenant D Suite

5,140 sq ft
\$20.00/sf/yr
Approx occupancy - 26
Reception
Reception lounge
Workstations – 42
Private offices – 2
Break room
Huddle room
Collaboration area
Conference room

