

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



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

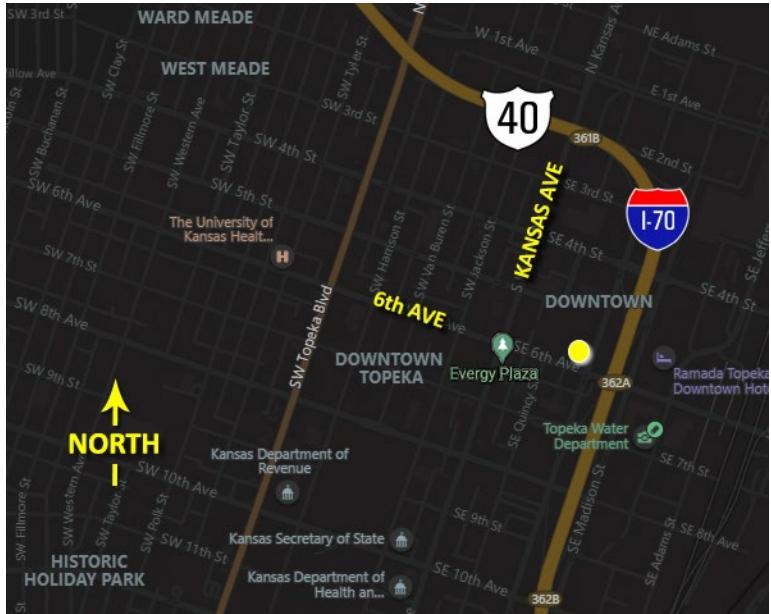
FUTURE BUILDING AMENITIES

- ▶ 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
mike@kscommercial.com

CONTACT MIKE

CLASS "A" OFFICE SPACE | NEWLY RENOVATED
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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 C Suite

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

► 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 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

