

1835 NW TOPEKA BLVD

Topeka, KS 66608



PROPERTY DESCRIPTION

North Topeka shopping center with excellent signage and visibility. Very high traffic area. Two of the available spaces can be combined to increase square footage. The third available space was most recently a mexican restaurant.

OFFERING SUMMARY

Lease Rate	\$9.50 - \$10.00 SF/yr
Building Size	19,200 ^{+/-} SF
Available Space	1,200 - 2,432 ^{+/-} SF
Lot Size	19,200 ^{+/-} SF
Year Built	1987
Zoning	C4
2025 R.E. Taxes	\$69,979.96
Parking	Front door available
Traffic Count	18,865 ^{+/-} vehicles/day

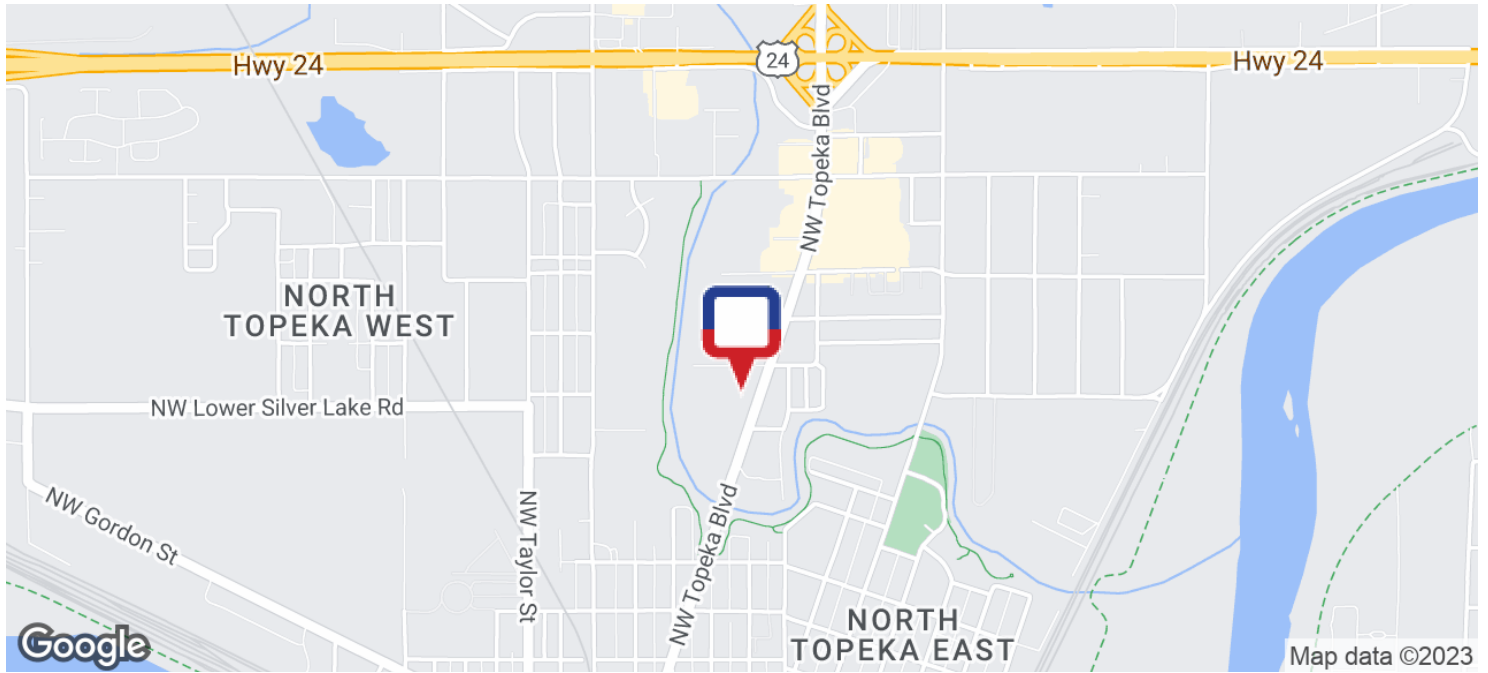
Listed By:

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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and/or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

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Tenant pays all utilities, janitorial, interior maintenance within the leased space, as well as a pro-rata share of common area maintenance, real estate taxes, and property insurance.

Landlord pays roof and structural maintenance.

SPACES	LEASE RATE	SPACE SIZE	BASE RATE/MO	CHARGES/MO
Suite 161 Former mexican restaurant	\$9.50 SF/yr	2,432 ^{+/-} SF	\$1,925.33	\$1,331.52
			Virtual Walk-Thru Link: https://my.matterport.com/show/?m=pYMBwCPRh64	
Suite 211 Retail or office space	\$10.00 SF/yr	1,200 ^{+/-} SF	\$1,000.00	\$656.84
Suite 209 Retail or office space	\$10.00 SF/yr	1,200 ^{+/-} SF	\$1,000.00	\$656.84
			Virtual Walk-Thru Link: https://my.matterport.com/show/?m=xhJy5u8TjS7	
Suites 209 & 211	\$10.00 SF/yr	2,400 ^{+/-} SF	\$2,000.00	\$1,313.68

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