

# For Sale or Lease

Office



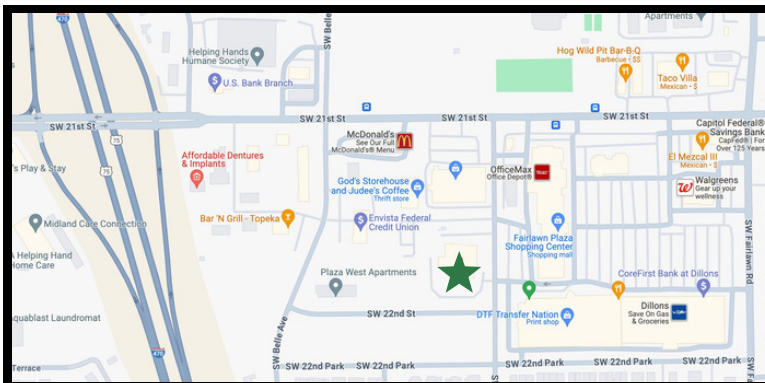
2121 SW CHELSEA DR.  
TOPEKA, KS, 66614



This professional office building is available for sale or lease. It is located in West Topeka off of 21st and Fairlawn and has close access to I-470. The existing owner could stay as a tenant, or the property could accommodate an owner/occupant.

**SALE PRICE: \$1,995,000**

**LEASE RATE: \$9/SF, NNN**



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**Kirsten Flory**  **785-766-6568**

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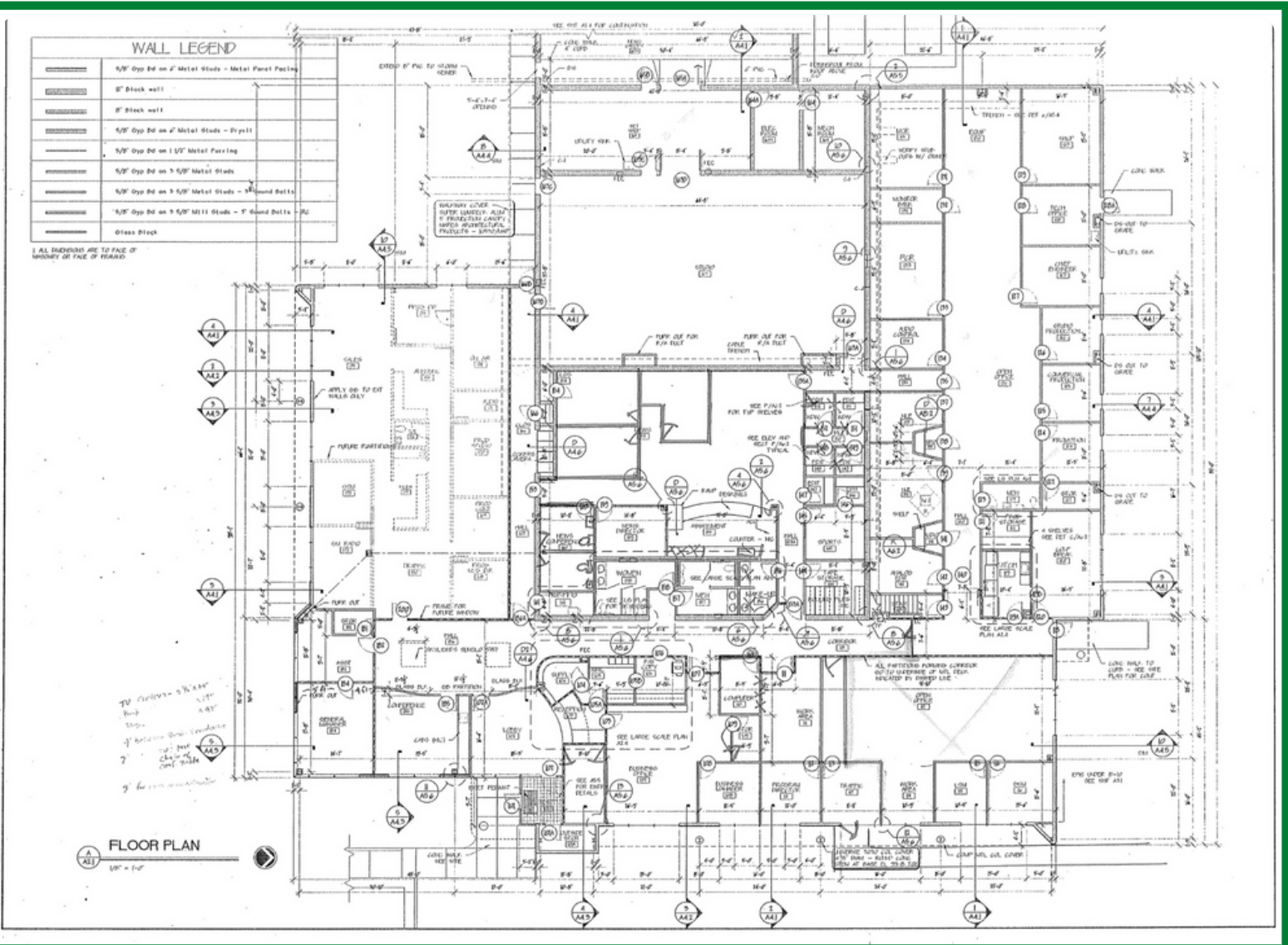
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## FULL PROPERTY DETAILS & FLOOR PLAN

- Built in 1997
- Building Size: 20,790 SF
- Lot Size: 2.46 Acres
- Multiple entrances
- Large open bullpens
- Private offices
- Drive-in door for delivery access
- Ample storage & parking
- Meeting/training space
- Former recording studio with high ceilings




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The space includes multiple entrances, sizeable open bullpen areas, private offices, storage, meeting/training space, and plenty of parking. The building also includes a former recording studio with high ceilings & a drive-in door for delivery access.



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