

FOR LEASE

**417 SW JACKSON ST**

Topeka, KS 66603

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC



## PROPERTY DESCRIPTION

Storage warehouse in downtown Topeka. Fully updated with new LED lighting, new windows, and R-30 insulation.



## OFFERING SUMMARY

Lease Rate	\$8.50/SF/yr
Building Size	7,250 <sup>+/</sup> SF
Available Space	5,000 <sup>+/</sup> SF
Lot Size	7,540 <sup>+/</sup> SF
Year Built	1920
Year Remodeled	2025
Zoning	D1

## SPACE SIZE      RATE/SF/YR      BASE RATE

5,000 <sup>+/</sup> SF	\$8.50/SF/yr	\$3,542.00
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Tenant is responsible for utilities, janitorial, and interior maintenance.

## VIRTUAL WALK-THRU LINK:

*Listed By:*

**MARK REZAC**

Partner

785.228.5308

mark@kscommercial.com

**MIKE MORSE**

Partner, SIOR

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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 lessee should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

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