



## PROPERTY DESCRIPTION

Excellent office building with lots of windows for natural light. Front door parking with easy access to amenities. Centrally located on South Topeka Boulevard. Easy access to I-470, I-70, the Kansas Turnpike, downtown Topeka, and Topeka Country Club.

SPACE	LEASE RATE	RATE/MO
Suite 150 - 2,800 <sup>+/-</sup> SF	\$17.00/SF/YR	\$3,966.67
Suite 202 - 2,552 <sup>+/-</sup> SF	\$17.00/SF/YR	\$3,615.33
Suite 204 - 1,448 <sup>+/-</sup> SF	\$17.00/SF/YR	\$2,051.33
Suites 202 & 204 4,000 <sup>+/-</sup> SF	\$17.00/SF/YR	\$5,666.67
Suites 150, 202, 204 6,800 <sup>+/-</sup> SF	\$17.00/SF/YR	\$9,633.33

- Tenant Pays janitorial, utilities, and minor interior maintenance within the leased space.
- Landlord pays base year operating expenses, insurance, systems maintenance, exterior maintenance, roof, structural maintenance, real estate taxes, and common area maintenance.

## OFFERING SUMMARY

Lease Rate	\$17.00/SF/yr
Building Size	19,208 <sup>+/-</sup> SF
Available Space	1,448 - 6,800 <sup>+/-</sup> SF
Lot Size	1.07 <sup>+/-</sup> Acres
Year Built	1985
Zoning	O & I-2
Signage	Monument Signage
Parking	Lot with front door parking available
Plumbing	Male and female restrooms

## VIRTUAL TOUR LINKS

**SUITE 150:** <https://my.matterport.com/show/?m=hPm6p8TT3kk>

**SUITE 202:** <https://my.matterport.com/show/?m=WhE9pJsLrsi>

### Listed By:



**MIKE MORSE**  
Partner, SIOR  
785.228.5304  
mike@kscommercial.com

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.



OFFICE BUILDING FOR LEASE

# 2348 SW TOPEKA BOULEVARD

Topeka, KS 66611

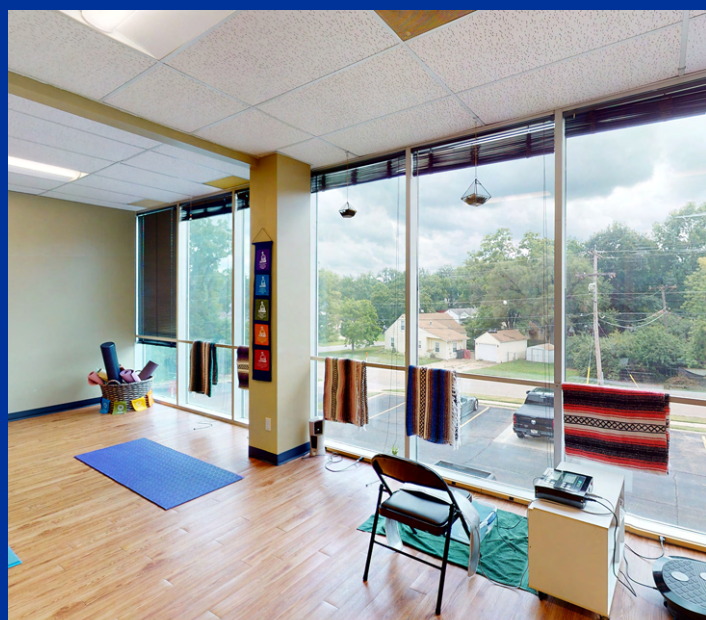
**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC.



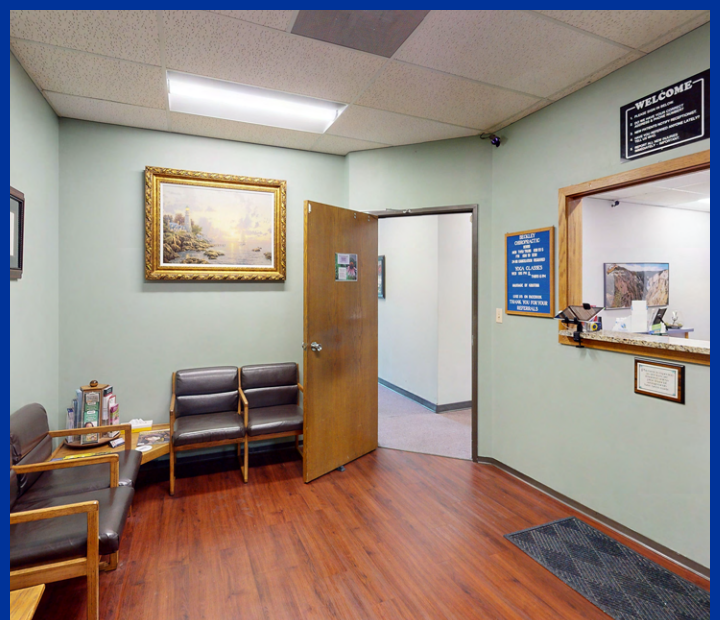
Suite 150



Suite 150



Suite 202



Suite 202

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