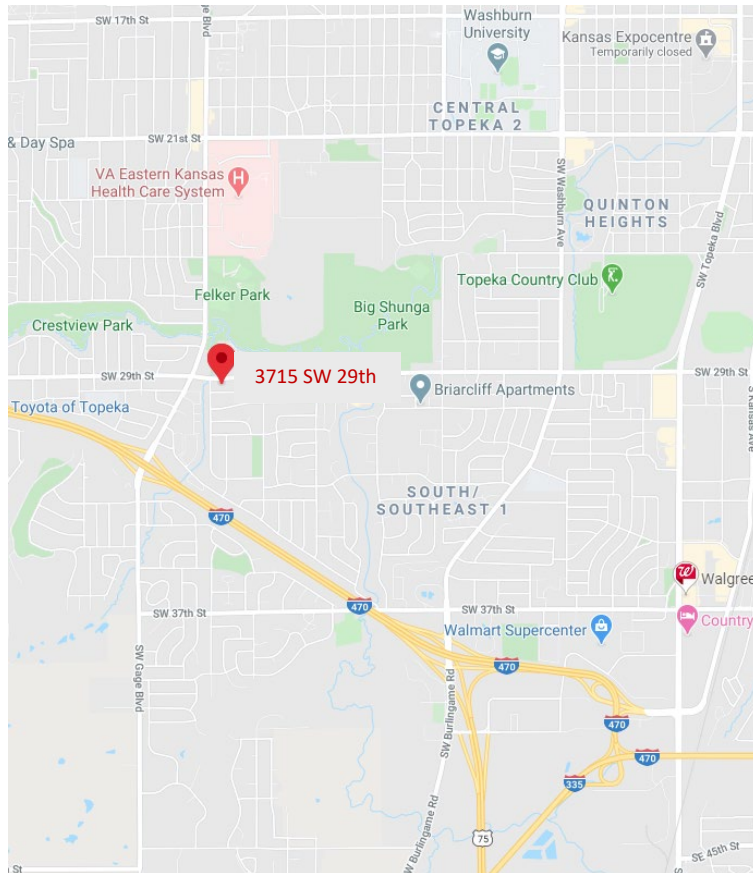


FOR SALE OR LEASE | OFFICE BUILDING
 3715 SW 29TH STREET | TOPEKA, KS 66614



Property Summary

SALE PRICE:	\$1,050,000.00 Cash at Closing
LEASE RATE:	\$16/SF/YR
BUILDING SIZE:	10,846 ^{+/-} SF
LOT SIZE:	26,585 ^{+/-} SF
YEAR BUILT:	1977
2024 RE TAXES:	\$23,087.10
ZONING:	O&I-2, PUD M-2
HEAT & AIR SYSTEM:	Forced air heat and central air conditioning
RESTROOMS:	Male and female restrooms on each floor
SIGNAGE:	Monument sign
PARKING:	East and west side of building
TRAFFIC COUNT:	21,530 ^{+/-} cars per day on 29 th Street

EXCLUSIVELY LISTED BY:

MIKE MORSE
 SIOR | Partner

Direct: 785.228.5304
 mike@kscommercial.com



Walk-Out Level

North Side - 2,408+/-SF Can be divided into suites ranging from 500 SF up to 1,750 SF. \$16.00/SF/YR

South Side - 2,388+/-SF Can be divided into suites ranging from 500 SF up to 1,750 SF. \$16.00/SF/YR

TENANT PAYS: Tenant pays janitorial and minor interior maintenance.

LANDLORD PAYS: Landlord pays all base year operating expenses excluding janitorial and minor interior maintenance.

BUILDING FEATURES: 3 story building with 1st and 2nd level designed to be multi-tenant and 3rd level currently designed to be a single tenant. Good condition and opportunity for owner/occupant/landlord.

LOCATION FEATURES: Located on 29th Street, one block east of Gage Blvd. allowing for quick and easy access to I-470.

