

OFFERING MEMORANDUM

Flex Office/Warehouse Space

400 SE Jefferson Street

Topeka, KS 66611

Scott Boling

785 471 8737

scott.boling@cbkansas.com

Bryon Schlosser

785 267 8646

bryon@cbkansas.com

OFFERED AT \$1,250,000



**COLDWELL BANKER
COMMERCIAL
GRIFFITH & BLAIR**

GLOBAL REACH, LOCAL TOUCH

CONFIDENTIALITY AGREEMENT

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property **"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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ABOUT CBC

Flex Office/Warehouse Space
400 SE Jefferson Street
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THE PROPERTY

400 SE Jefferson Street
Topeka, KS 66611

SCOPE OF SERVICE

Coldwell Banker Commercial Griffith & Blair to represent Seller in the sale of 400 SE Jefferson Street.

ABOUT COLDWELL BANKER COMMERCIAL GRIFFITH & BLAIR

Coldwell Banker Commercial Griffith & Blair is a highly respected leader in commercial real estate. The firm has been actively involved in all facets of commercial and industrial real estate over the years. services include, but are not limited to, the purchase, sale, and lease of commercial real estate. We also broker businesses, evaluate commercial real estate capital needs, provide construction management and project management assistance, represent developers and owners in construction, and offer commercial property management. We work in a variety of areas, including land, industrial, office, retail, and multifamily properties. Additionally, we collaborate with our residential brokerage, which has nearly 80 agents who often bring buyers to our services.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises almost 190 companies and 2,756 professionals throughout the U.S.

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785 471 8737
scott.boling@cbkansas.com

Bryon Schlosser
785 267 8646
bryon@cbkansas.com



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PROPERTY INFORMATION

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PROPERTY SUMMARY

Flex Office/Warehouse Space
400 SE Jefferson Street
Topeka, KS 66611



PROPERTY DESCRIPTION

This 16,350 SF single-story flex building sits in a prime Topeka location just minutes from Downtown and near major municipal, state, and federal office buildings, offering excellent access to key government and service corridors. The site also benefits from immediate access to I-70 with a quick connection to I-470, making it ideal for regional operations.

Originally constructed in 1964 and substantially renovated in 2001 and 2012, the facility blends approximately 10,500 SF of data-center space with 5,850 SF of office, conference, reception, and support areas. Interior features include a glass-front lobby, multiple conference rooms, private offices, tech support areas with visibility to the data floor, break areas, restrooms, and wide circulation paths that support flexible reconfiguration and equipment movement.

Mechanical and electrical highlights include an 800 kW Caterpillar generator, 375 KVA UPS, 100-ton N+1 cooling configuration, FM-200 fire suppression in critical rooms, suspended cable trays, and two diverse routes for fiber service access available from multiple carriers. These systems support a wide range of future uses including tech operations, R&D, medical or lab conversion, creative office, call center, light industrial, assembly, production, distribution, logistics, or hybrid office-warehouse applications.

Exterior features include paved parking, truck/dock access at the rear, a fenced mechanical yard, and an employee patio. With its central infill location, robust infrastructure, and multiple redevelopment paths, this property provides a versatile solution for owner-users or specialty operators.

OFFERING SUMMARY

<u>Sale Price:</u>	<u>\$1,250,000</u>
<u>Lot Size:</u>	<u>35,283 SF</u>
<u>Building Size:</u>	<u>16,350 SF</u>

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INVESTMENT HIGHLIGHTS

LOCATION

- Minutes from Downtown Topeka
- Near major municipal, state, and federal office buildings
- Highly desirable location for government-adjacent operations
- Quick access to I-70 and fast connection to I-470
- Strong infill position with excellent workforce access

BUILDING OVERVIEW

- 16,350 SF single-story flex facility
- 10,500 SF data-center area
- 5,850 SF office, conference, and support space
- Significant renovations in 2001 and 2012
- Clear-span sections and slab-on-grade construction
- Wide circulation paths for equipment movement and reconfiguration

MECHANICAL & ELECTRICAL

- 800 kW Caterpillar Diesel Generator
- 375 kVA UPS
- 100-ton N+1 cooling configuration
- FM-200 fire suppression in critical areas
- Suspended cable tray system
- Secure access throughout the facility

CONNECTIVITY

- Fiber service access available from multiple carriers
- Two diverse fiber access routes to the site

ADAPTIVE-REUSE POTENTIAL

- Tech operations / IT support
- Medical or lab conversion
- R&D / engineering
- Creative office or production space
- Light manufacturing or assembly
- Distribution, logistics, or hybrid office-warehouse
- Call center or operations center

SITE FEATURES

- Climate Controlled Storage
- Paved parking
- Truck/dock access at the rear
- Fenced mechanical yard
- Employee patio



TOPEKA HIGHLIGHTS

The cost of doing business in Topeka is 8% below the national average. Topeka offers aggressive and flexible cash incentives for capital investment, jobs, and training. Community Improvement District (CID) and Tax Increment Financing (TIF) incentives may be available. Goods shipped by truck reach 25% of the US population within one day, and 90% by day two. Topeka boasts Class 1 rail service from BNSF and Union Pacific. This site is within 5 miles of Forbes Field with a 12,800-foot runway which is rated for large aircraft. Topeka's Animal Health and Ag Tech business helped build the Kansas City Animal Health Corridor between Kansas City and Manhattan, Kansas, home of Kansas State University and the new US Bio-Tech Defense Laboratory.

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Bryon Schlosser
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OFFICE/SUPPORT AREA

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DESCRIPTION

The facility includes approximately 5,850 SF of office, conference, and support space designed to accommodate a range of administrative and operational functions. The layout features a glass-front lobby, multiple conference rooms, private offices, reception and support areas, tech-support zones with sightlines to the data floor, break areas, and restrooms. Wide circulation paths, clear-span sections, and slab-on-grade construction support efficient movement throughout the space and allow for flexible reconfiguration based on user needs. These characteristics make the office component well suited for government-adjacent operations, administrative teams, engineering or R&D groups, call-center use, or any tenant seeking well-connected workspace with strong regional access.

HIGHLIGHTS

- Approximately 5,850 SF of office, conference, reception, and support space
- Glass-front lobby with professional entry
- Multiple conference rooms and private offices
- Tech-support areas with visibility to the data floor
- Break areas and restrooms
- Wide circulation paths that support efficient workflow and reconfiguration
- Clear-span sections and slab-on-grade construction for flexible layout options
- Suitable for administrative teams, government-adjacent operations, engineering/R&D, or call-center use

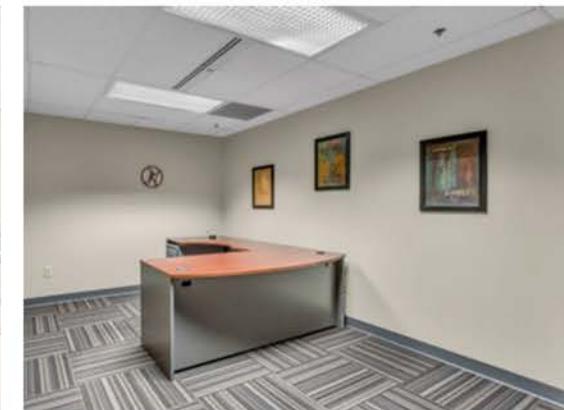
Scott Boling
785 471 8737
scott.boling@cbckansas.com

Bryon Schlosser
785 267 8646
bryon@cbkansas.com

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ADDITIONAL OFFICE/ SUPPORT AREA PHOTOS

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785 471 8737
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WAREHOUSE/ TECHNOLOGY AREA

Flex Office/Warehouse Space
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DESCRIPTION

Offering approximately 10,500 SF, the building is configured for data-center operations and supported by robust mechanical and electrical infrastructure. The data-center and technical areas feature approximately 16-foot clear ceiling heights, allowing for equipment density, airflow management, and flexible configuration. The space includes an 800 kW Caterpillar diesel generator, a 375 kVA UPS, and a 100-ton N+1 cooling configuration. FM-200 fire suppression is installed in critical rooms; operational status to be verified. A suspended cable tray system supports organized and expandable routing, while secure access points are positioned throughout the facility. The building provides one dock-high door for equipment delivery and removal, and clear-span sections with wide pathways support efficient equipment movement. The site also offers two diverse fiber entry routes with service availability from multiple carriers, reinforcing operational redundancy. The data-center area is well positioned to continue supporting high-density technical use or to be adapted for specialized production, lab, medical, or hybrid tech-operations environments.

HIGHLIGHTS

- Approximately 10,500 SF configured for data-center operations
- 800 kW Caterpillar diesel generator providing backup power
- 375 kVA UPS supporting continuous, protected electrical load
- 100-ton N+1 cooling configuration for redundancy and temperature control
- FM-200 fire suppression system in critical rooms
- Suspended cable tray system for organized and scalable infrastructure routing
- Secure access points throughout technical areas
- Two diverse fiber entry routes with multiple carrier service options
- Clear-span sections and wide pathways supporting equipment movement and reconfiguration
- Suitable for high-density technical use or conversion to specialized lab, medical, or production environments



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ADDITIONAL WAREHOUSE/ TECHNOLOGY AREA PHOTOS

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Scott Boling
785 471 8737
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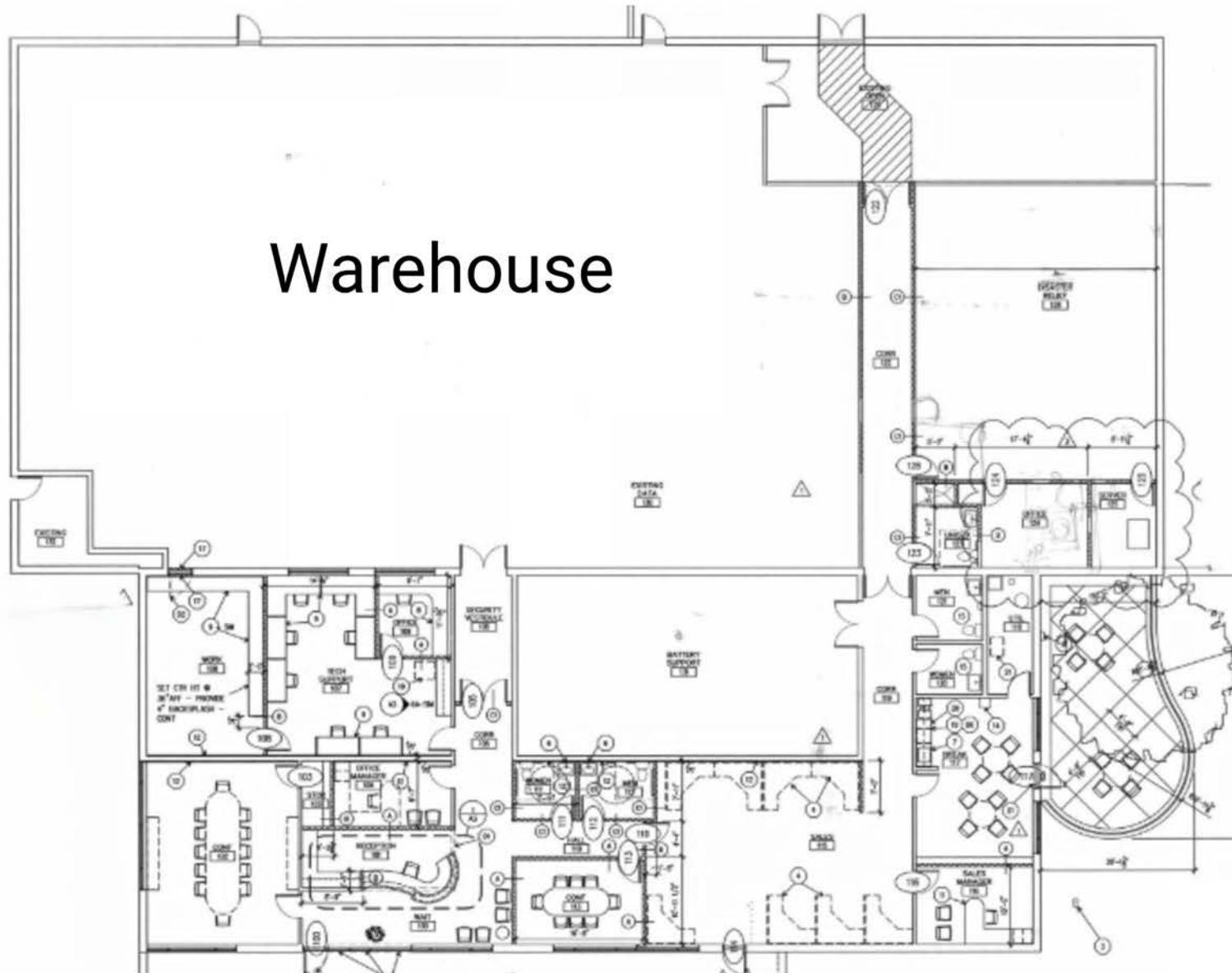
Bryon Schlosser
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**COLDWELL BANKER
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FLOOR PLAN

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Floor plan is provided solely as a general layout only and is not to scale.

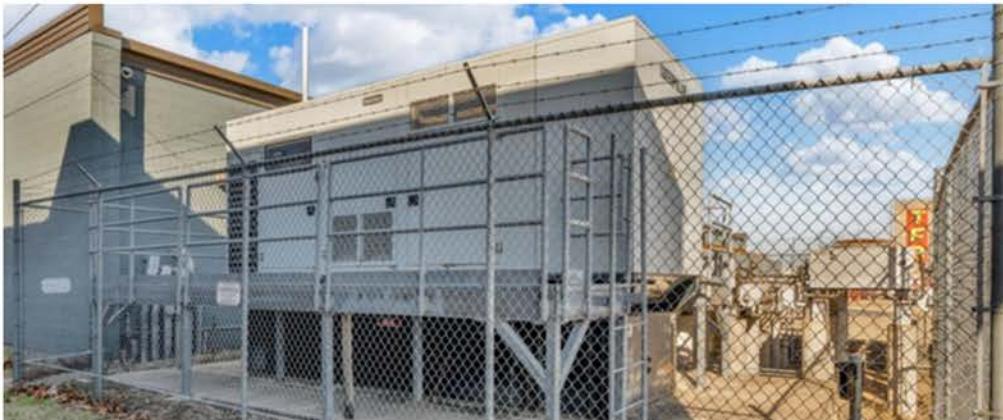
Scott Boling
785 471 8737
scott.boling@cbckansas.com

Bryon Schlosser
785 267 8646
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ADDITIONAL EXTERIOR AREA PHOTOS

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AERIAL PHOTOS

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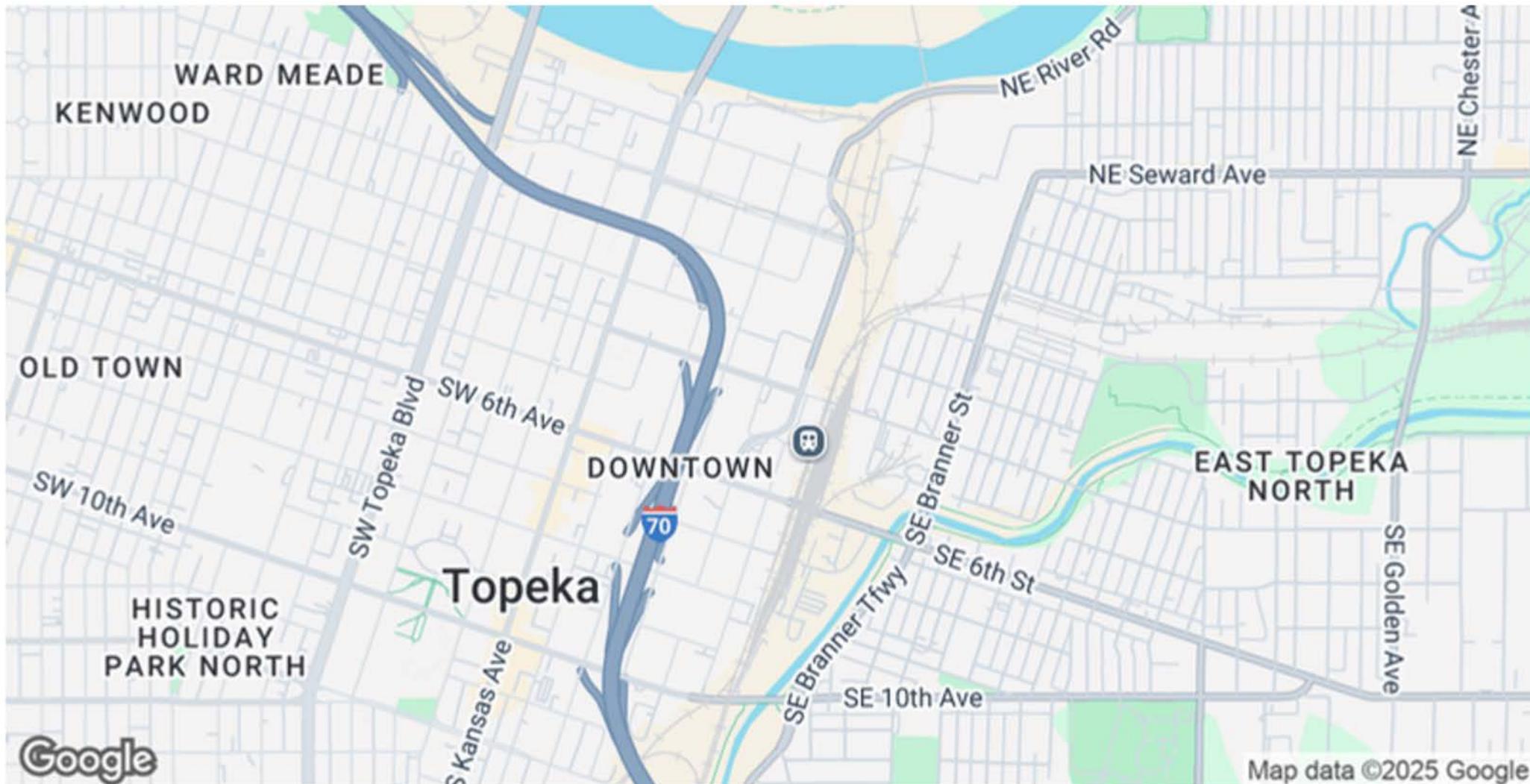
Bryon Schlosser
785 267 8646
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COLDWELL BANKER COMMERCIAL GRIFFITH & BLAIR

LOCATION MAP

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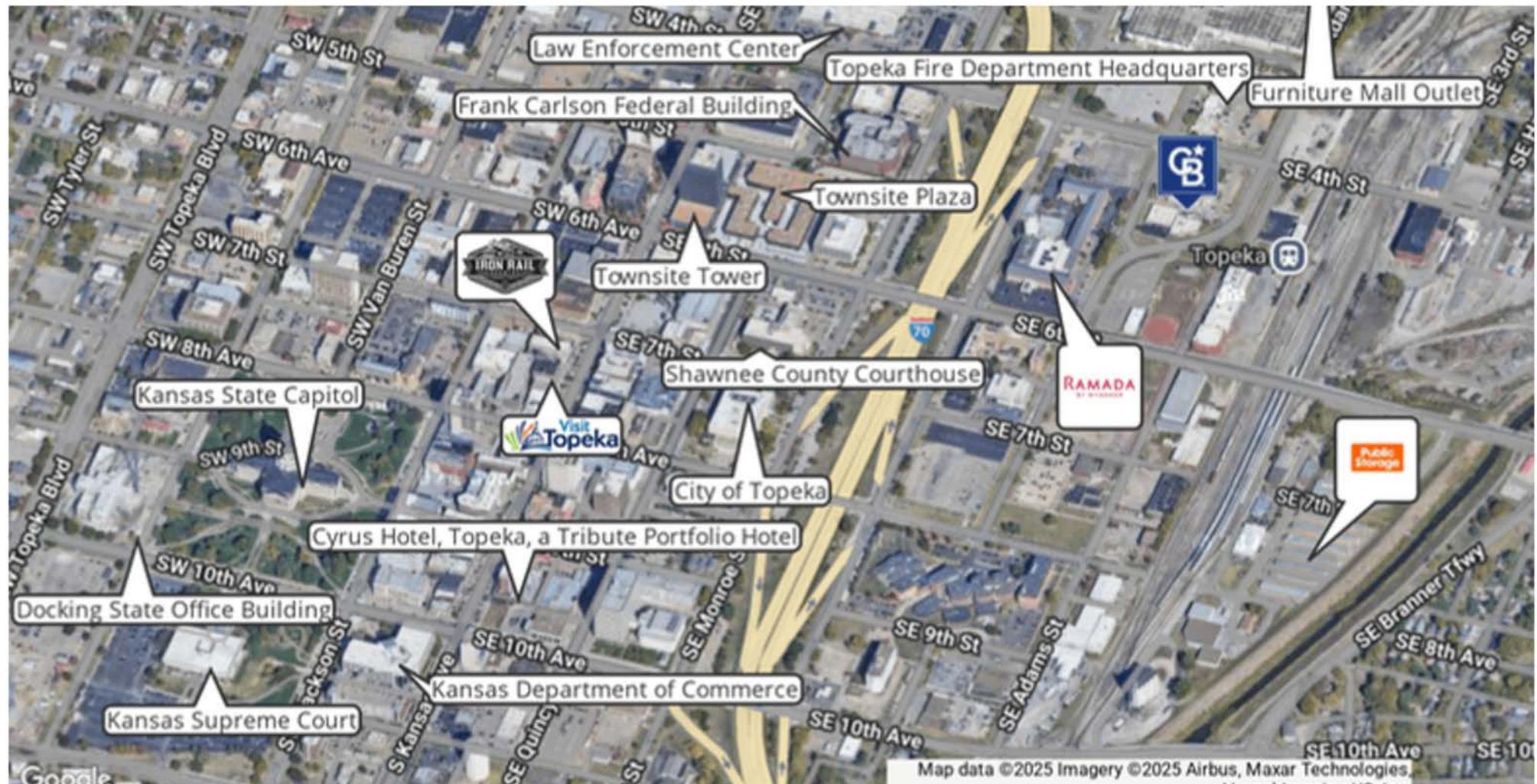
Bryon Schlosser
785 267 8646
bryon@cbkansas.com



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NEARBY BUSINESS

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785 471 8737
scott.boling@cbckansas.com

Bryon Schlosser
785 267 8646
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COLDWELL BANKER
COMMERCIAL
GRIFFITH & BLAIR

ADVISOR BIOS

Scott Boling

785 471 8737

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PROFESSIONAL BACKGROUND

Scott D. Boling is Vice President & Commercial Managing Director with Coldwell Banker Commercial Griffith & Blair and Coldwell Banker American Home, where he also serves as an Associate Commercial Broker. Licensed broker in both Kansas and Missouri, Scott focuses on commercial land development, retail, restaurant, and office leasing, business brokerage, and residential transactions. A former federal and commercial construction leader, his background in design-build, historic restoration, and secure facility projects gives clients an unmatched advantage in understanding building systems and development processes. Scott still serves as a construction peer for US GSA's Construction Excellence Program. Active in REALTOR® leadership and owner property rights advocacy, Scott serves on multiple local and state boards and committees. He serves on City task forces. He serves as a trustee on a REALTOR® community foundation. He also leads a senior dog care initiative with Helping Hands Humane Society, pledging a portion of his commissions to support aging pets.



SCOTT BOLING

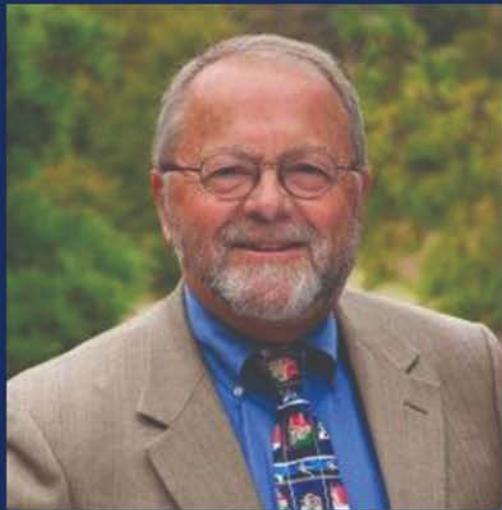
Commercial Associate Broker
Vice President
Commercial Managing Director
785 471 8737
scott.boling@cbckansas.com

Scott Boling
785 471 8737
scott.boling@cbckansas.com

Bryon Schlosser
785 267 8646
bryon@cbkansas.com



COLDWELL BANKER COMMERCIAL
GRIFFITH & BLAIR



BRYON SCHLOSSER

General Counsel
Associate Broker

785 267 8646

bryon@cbckansas.com

PROFESSIONAL BACKGROUND

Bryon Schlosser is a seasoned Commercial Realtor with a wealth of experience in business and property valuations. Armed with a B.S. in Accounting from Kansas State University and a J.D. from Washburn University School of Law, he has been an integral part of the real estate landscape for decades.

Currently serving as General Counsel and Associate Broker at Coldwell Banker Commercial Griffith & Blair. Bryon's journey in real estate began as President and General Counsel of Griffith & Blair, Inc., where he oversaw various subsidiary companies until their successful sale in 2020. Prior to his real estate ventures, Bryon held key roles in corporate development and legal practice, demonstrating a versatile skill set that spans law, finance, and strategic planning. With a career spanning multiple sectors, Bryon brings a unique perspective to his role. His experience in strategic planning, finance, site location, and operations management proved invaluable in driving business growth and facilitating successful disposition of the business.

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