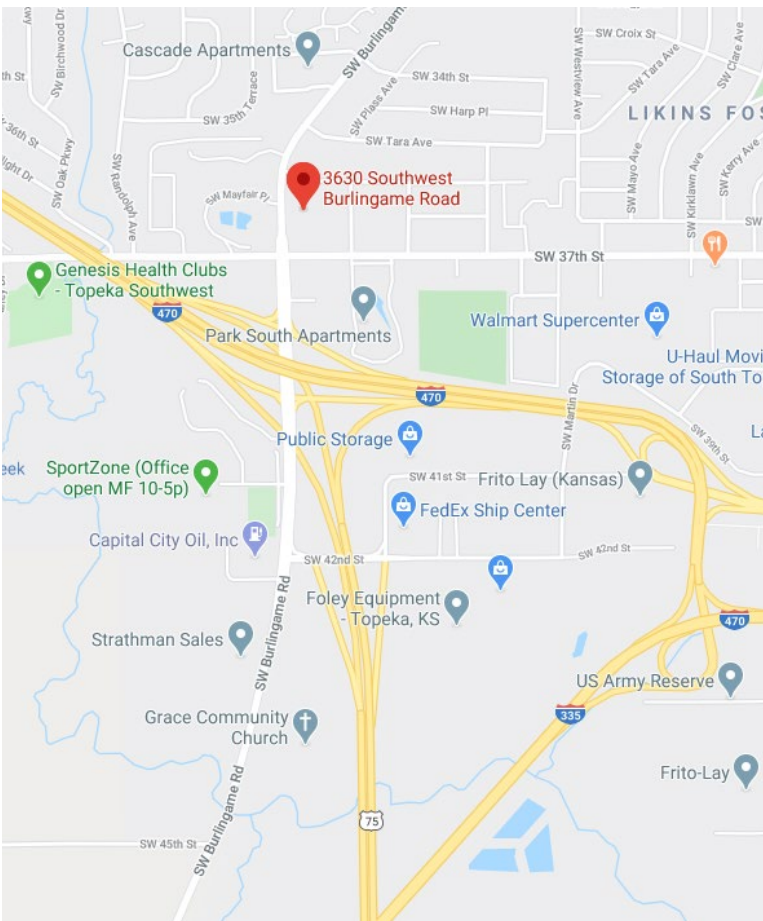


FOR SALE OR LEASE | OFFICE BUILDING
3630 SW BURLINGAME ROAD | TOPEKA, KS 66611



PROPERTY SUMMARY

SALE PRICE	\$895,000
LEASE RATE	\$14-\$17 SF/YR
SPACE AVAILABLE	10,050+/- SF
BUILDING SIZE	10,742+/- SF
LOT SIZE	70,496+/- SF
2020 RE TAXES	\$28,958.18
ZONING	O&I-2; Office and Industrial
YEAR BUILT	1986
HEAT & AIR SYSTEM	Forced air heat and central air conditioning
PARKING	7 to 1 ratio
PLUMBING	Male & Female restroom on each floor, showers in lower level restrooms

EXCLUSIVELY LISTED BY:

MIKE MORSE

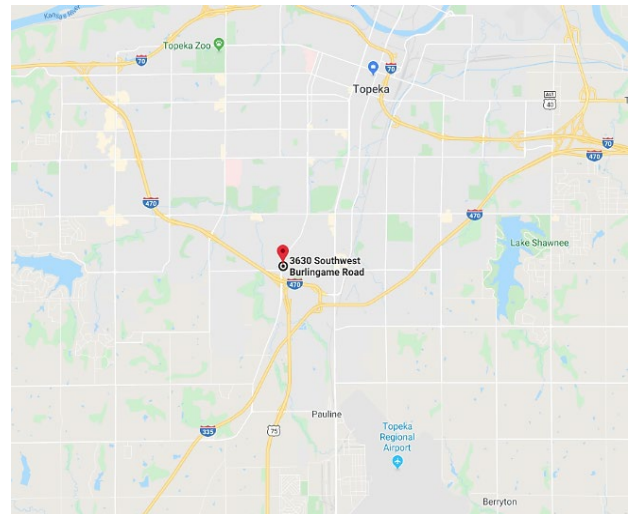
SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:
UPPER LEVEL	5,250 ^{+/-}	\$17.00	\$7,438.00
3-D WALK THRU	https://my.matterport.com/show/?m=nFf4PArVzJP		
LOWER LEVEL	5,250 ^{+/-}	\$14.00	\$6,125.00
3-D WALK THRU	https://my.matterport.com/show/?m=WeQEPiciPxx		
3630 SW BURLINGAME (ENTIRE BUILDING)	10,500 ^{+/-}	\$16.00	\$14,000.00



TENANT PAYS: Tenant pays janitorial and minor interior maintenance within the space.

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

BUILDING FEATURES: Multiple offices, reception, break rooms, cube areas, storage, and ability to divide space down to 5,250 sq. ft.

LOCATION FEATURES: Great setting amongst the trees, but only seconds from I-470/Hwy 75.