

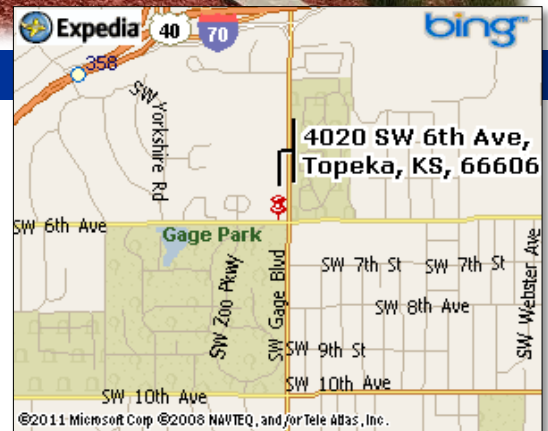
FOR LEASE: RETAIL/OFFICE BUILDING



WEST SIDE

PROPERTY: 4004 SW 6TH STREET, TOPEKA, KS 66606

LEASE RATE/MO: \$750.00/month
 BUILDING SIZE: 3,498^{+/-} sq. ft. per Shawnee County
 LOT SIZE: 38,500^{+/-} sq. ft. per Shawnee County
 PARKING: Front door parking, additional parking west & north
 YEAR BUILT: 1950 per Shawnee County
 ZONING: C-4; Commercial
 CONSTRUCTION: Stud and hardboard siding
 TRAFFIC COUNT: 14,490^{+/-} vpd on Gage Blvd. near 6th Street.
 8,010^{+/-} vpd on 6th Street near Gage Blvd.



SPACE AVAILABLE:	SIZE/SF:	RATE/SFYR:	RATE/MO:	CHARGES/MO:	COMMENT(S):
4004 SW 6 th , West side:	867 ^{+/-}	\$10.38	\$750.00	N/A	West side of building includes reception area, 2 offices or 1 office and one large conference room.

TENANT PAYS: Janitorial, utilities, interior and minor exterior maintenance.
 LANDLORD PAYS: **Base year operating expenses**, roof and structure, real estate taxes, property insurance and major exterior maintenance.

LOCATION FEATURES: Located at the NW corner of Gage Blvd. and 6th Street in a high traffic area near Gage Park, Topeka Zoo and Kansas Children's Discovery Center. Located within a minute from I-70 Highway allowing easy access to all aspects of Topeka.

BUILDING FEATURES: East portion is leased to ToKan Designs. The west portion of the building or the 2nd level is an office location. It has several office spaces.

LEARN MORE

MARK REZAC | Partner
 Direct: 785.228.5308
 mark@kscommercial.com

BRADY LUNDEEN | Agent
 Direct: 785.228.5303
 brady@kscommercial.com

KANSAS COMMERCIAL REAL ESTATE SERVICES INC.
 Main: 785.272.2525
 435 S Kansas Ave., Suite 200
 Topeka, Kansas 66603
WWW.KSCOMMERCIAL.COM

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