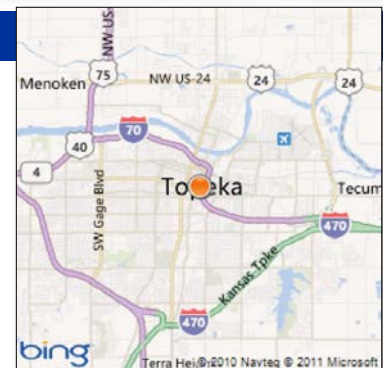




PROPERTY: 217 SE 4TH STREET, TOPEKA, KS 66603

LEASE RATE/SF/YR: \$13.00/sf/yr
 BUILDING SIZE: 43,456^{+/-} sq. ft.
 LOT SIZE: 33,952^{+/-} sq. ft.
 YEAR BUILT: 1967
 ZONING: C-5; Commercial
 CONSTRUCTION: Steel frame with brick veneer
 PARKING: Parking lot surrounds the building and is free
 SIGNAGE: Signage available on building, at front door, and in lobby



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
ONE FLOOR:	11,000 ^{+/-}	\$13.00	\$11,916.67	One floor of the building. Offices around the exterior and large cube spaces in the middle.
ENTIRE BUILDING:	43,456 ^{+/-}	\$13.00	\$47,077.33	Full building. 11,000 ^{+/-} per floor. High ceilings, open cube spaces as well as quality office space.

2015 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	7,755	62,532	117,687
MEDIAN HOUSEHOLD INCOME:	\$25,507	\$35,123	\$40,557
NUMBER OF EMPLOYEES:	23,649	61,188	89,185

LANDLORD PAYS: Taxes, insurance, utilities, systems maintenance, exterior maintenance, interior maintenance, common area maintenance, and *BID fees.
 *Property is located in the Business Improvement District. Go to <http://www.topeka.org/bid.shtml> or contact agent for more information.

TENANT PAYS: Janitorial expenses.

BUILDING FEATURES: Four-story office building with high ceilings, open cube spaces and quality office space. Good parking. Building will divide into 1 – 4 floors.

LOCATION FEATURES: Located in downtown Topeka, at the corner of 4TH Street and Monroe Street; adjacent to I-70 entrance allowing for great access to I-70 and all of Topeka.

LEARN MORE

MIKE MORSE | SIOR | Partner

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