Payless ShoeSource Headquarters
3231 SE 6th Ave, Topeka, KS 66607
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**Offered Exclusively by**

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1. Definition of Confidential Information. For purposes of this Agreement, “Confidential Information” shall include all information pertaining to the subject property, including financials, and other pertinent information seller has provided to Associated Commercial Brokers.

2. Exclusions from Confidential Information. Receiving Party’s obligations under this Agreement does not extend to information that is: (a) publicly known at the time of disclosure or subsequently becomes publicly known through no fault of the Receiving Party; (b) discovered or created by the Receiving Party before disclosure by Disclosing Party; (c) learned by the Receiving Party through legitimate means other than from the Disclosing Party or Disclosing Party’s representatives; or (d) is disclosed by Receiving Party with Disclosing Party’s prior written approval.

3. Obligations of Receiving Party. Receiving Party shall hold and maintain the Confidential Information in strictest confidence for the sole and exclusive benefit of the Disclosing Party. Receiving Party shall carefully restrict access to Confidential Information to employees, contractors and third parties as is reasonably required and shall require those persons to sign nondisclosure restrictions at least as protective as those in this Agreement. Receiving Party shall not, without prior written approval of Disclosing Party, use for Receiving Party’s own benefit, publish, copy or otherwise disclose to others, or permit the use by others for their benefit or to the detriment of Disclosing Party, any Confidential Information. Receiving Party shall destroy all records, notes and other written, printed, or tangible materials in its possession pertaining to Confidential Information immediately upon either purchase of Associated Commercial Brokers or Decline to Purchase Associated Commercial Brokers.

4) Time Periods. The nondisclosure provisions of this Agreement shall survive the termination of this Agreement, and Receiving Party’s duty to hold Confidential Information in confidence shall remain in effect until the Confidential Information no longer qualifies as a trade secret or until Disclosing Party sends Receiving Party written notice releasing Receiving Party from this Agreement, whichever occurs first.

5) Severability. If a court finds any provision of this Agreement invalid or unenforceable, the remainder of this Agreement shall be interpreted so as best to effect the intent of the parties.

6) Integration. This Agreement expresses the complete understanding of the parties with respect to the subject matter and supersedes all prior proposals, agreements, representations and understandings. This Agreement may not be amended except in a writing signed by both parties.
The 300,000-square foot Payless ShoeSource headquarters building located in Topeka Kansas sits on 42.23 +/- acres. There is around 21 +/- acres that is vacant and ready for development. This site has great interstate access with a direct access point to I-70 HWY via SE Payless drive. I-70 HWY produces a great amount of traffic with a count directly behind the site for 37,700 ADT. The count for traffic at the intersection of 6th Ave and Deer Creek Pkwy just to the west of this site has a count of 4,755 ADT with another intersection located just to the east of the site at 6th Ave and Rice Rd having a count of 5,030 ADT.

Payless is willing to consider a leaseback option of a portion of the premises if the potential user does not have a need for the entire space which could be strengthened by economic incentives given by the Topeka Chamber of Commerce. There are two separate secured entrances into the building one located on the North side of the building and the other located on the west side of the building. There is dual ingress and egress in and out of this site with staffed traffic control at the end of the day when employees are leaving at the close of business.
Project Highlights

• 24,000 SF raised floor data center
• Multiple buildings
• Cafeteria
• Fitness Center with personal trainer
• 900 car parking
• Good access to interstate system I-70
• Attractively priced at $28.00/SF
• Secure Campus
• Staffed traffic control at the end of the work day
• Dual ingress/egress
• Direct access to I-70 HWY via SE Payless Dr.
• New LED overhead track lighting reduces energy consumption and waste expense.
• High quality stud brick veneer building

Sale Price: $8,500,000
Aerial Photos
Photos
Maps
Building Information

- 300,000 +/- SF building
- Quality construction
- Well Maintained
- Vacant land to be developed (35 Acres +/-)
- Payless will consider leasing from purchaser an area within the demised premises subject to terms and conditions satisfactory to both parties.
- On-Site Cafeteria and fitness center
- Built in 1987
Key Floor Plan

1st floor - 134K
2nd floor - 65K
3rd floor - 62K
Data Center - 24k
Ground floor - 8.5k
# Sales Comps

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Property Address</th>
<th>Land Acres</th>
<th>Building GBA</th>
<th>Rentable Area</th>
<th>Sale Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Credit Bank Building</td>
<td>245 N Waco Ave Wichita, KS 67202</td>
<td>4.82578</td>
<td>257,354</td>
<td>170,167</td>
<td>$4,870,522</td>
</tr>
<tr>
<td>Brittany One and Two Office Buildings</td>
<td>2024 N. Woodlawn Blvd. Wichita, KS 67208</td>
<td>9.12156</td>
<td>139,517</td>
<td>139,517</td>
<td>$4,600,000</td>
</tr>
<tr>
<td>Office Building</td>
<td>800 &amp; 1001 E 101st St. Kansas City, Mo 64131</td>
<td>12.32</td>
<td>209,500</td>
<td>200,252</td>
<td>$17,115,000</td>
</tr>
<tr>
<td>Executive Plaza</td>
<td>710-720 Main Street. Kansas City, MO 64105</td>
<td>1.99353</td>
<td>220,410</td>
<td>207,421</td>
<td>$5,750,000</td>
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<tr>
<td>Former Wichita Eagle Building</td>
<td>825 E Douglas. Wichita, KS 67202</td>
<td>1.35</td>
<td>158,000</td>
<td>158,000</td>
<td>$2,700,000</td>
</tr>
<tr>
<td>Former Southwestern Bell Building</td>
<td>823 SE Quincy St. Topeka, KS 66612</td>
<td>0.51653</td>
<td>134,000</td>
<td>114,900</td>
<td>$275,000</td>
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<tr>
<td>EPIC Center and Parking Garage</td>
<td>301 N. Main Street. Wichita, KS 67202</td>
<td>3.33111</td>
<td>504,127</td>
<td>329,557</td>
<td>$11,500,000</td>
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<tr>
<td>Office Building</td>
<td>10881,10895 &amp;10901 Lowell Ave. Kansas City, KS. 66210</td>
<td>14.08</td>
<td>227,374</td>
<td>221,000</td>
<td>$13,200,000</td>
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<tr>
<td>2000 Classen</td>
<td>2000 N Classen Blvd. Oklahoma City, OK 73106</td>
<td>10.1</td>
<td>316,721</td>
<td>316,721</td>
<td>$14,000,000</td>
</tr>
</tbody>
</table>

Total: 57.63851  Total: 2,167,003  Total: 1,857,595  Total: $8,223,391.33


Avg Sale Price PSF: $34.15
Foundation Plan A
Foundation Plan B
Area/City Description

Topeka, Kansas

- **Population**
  - 127,672 (0.01% Growth)
  - Trade Area 500,000 +/-

- **Median Age**
  - 36.5

- **Median HH Income**
  - $42,250 (2.02% Growth)

- **Number of Employees**
  - 58,821 (0.35% Growth)

- **Median Property Value**
  - $96,500 (1.15% Growth)

- **Graduates**
  - Washburn University: 1,424 Grads
  - Washburn Tech: 1,080 Grads

- **Home Ownership Rate**
  - 56.4%

- **Average Commute**
  - 16 minutes

- **Topeka Kansas is Specialized in**
  - Management companies & enterprises
  - Public Administration
  - Healthcare & Social Assistance

- **Most Popular Employment sectors**
  - Healthcare & Social Assistance
  - Retail Trade
  - Public Administration
Market Trends Office Sales

Office Property Asking Price Index - Sale Trends

Asking Prices Office for Sale Topeka, KS ($/SF)

- State $76.18 (+4.1% Y-O-Y)
- vs. 3 mo. prior Y-O-Y

Graph showing trends from 2014 to 2016.
Current Topeka market trends data indicates of no change in the median asking price per sq ft for Industrial properties compared to the prior 3 months, with no change compared to last year’s prices. County-wide, asking prices for Industrial properties are similar to the current median asking price in Topeka, KS at $33 per sq ft.
The average asking rental rate per sq ft/year for Office properties in Topeka, KS as of Jun 16 was $13.49. This represents an increase of 3.4% compared to the prior 3 months, with an increase of +2.4% year-over-year. County-wide, average rental rates in Topeka are +3.1% higher at $13.52 per sq ft/year for Office properties currently for lease.
Market Trends Industrial Leases

Industrial Property Asking Rent - Lease Trends

Askng Rent Industrial for Lease Topeka, KS ($/SF/Year)

<table>
<thead>
<tr>
<th></th>
<th>Jun 16</th>
<th>vs. 3 mo. prior</th>
<th>Y-O-Y</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>$5.22</td>
<td>+0.1%</td>
<td>+1.7%</td>
</tr>
<tr>
<td>Metro</td>
<td>$3.93</td>
<td>-3.0%</td>
<td>+11.3%</td>
</tr>
<tr>
<td>County</td>
<td>$3.94</td>
<td>-3.0%</td>
<td>+11.4%</td>
</tr>
<tr>
<td>City</td>
<td>$3.96</td>
<td>-2.9%</td>
<td>+12.9%</td>
</tr>
</tbody>
</table>

The average asking rental rate per sq ft/year for Industrial properties in Topeka, KS as of Jun 16 was $3.96. This represents a decrease of -2.9% compared to the prior 3 months, with an increase of +12.9% year-over-year. Countywide, average rental rates in Topeka are -3.0% lower at $3.94 per sq ft/year for Industrial properties currently for lease.
## Demographics

### Payless
3231 SE 6th Ave | topeka KS

### Consumer Profile Report
STI: PopStats, 2017 Q2

<table>
<thead>
<tr>
<th></th>
<th>10 Miles</th>
<th></th>
<th>20 Miles</th>
<th></th>
<th>Trade Area</th>
<th></th>
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<tbody>
<tr>
<td><strong>Current</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017 Population</td>
<td>168,461</td>
<td>--</td>
<td>238,734</td>
<td>--</td>
<td>1,870,490</td>
<td>--</td>
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<tr>
<td>2022 Projected</td>
<td>169,519</td>
<td>--</td>
<td>244,340</td>
<td>--</td>
<td>1,947,883</td>
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<tr>
<td>Pop Growth (%)</td>
<td>0.6%</td>
<td>--</td>
<td>2.3%</td>
<td>--</td>
<td>4.1%</td>
<td>--</td>
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<tr>
<td>2017 Households</td>
<td>69,069</td>
<td>--</td>
<td>97,210</td>
<td>--</td>
<td>743,051</td>
<td>--</td>
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<tr>
<td>2022 Projected Households</td>
<td>69,466</td>
<td>--</td>
<td>99,506</td>
<td>--</td>
<td>773,793</td>
<td>--</td>
</tr>
<tr>
<td>HH Growth (%)</td>
<td>0.8%</td>
<td>--</td>
<td>2.4%</td>
<td>--</td>
<td>4.1%</td>
<td>--</td>
</tr>
<tr>
<td><strong>Census Year</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2000 Population</td>
<td>160,850</td>
<td>--</td>
<td>214,510</td>
<td>--</td>
<td>1,643,707</td>
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</tr>
<tr>
<td>2010 Population</td>
<td>167,776</td>
<td>--</td>
<td>231,856</td>
<td>--</td>
<td>1,774,847</td>
<td>--</td>
</tr>
<tr>
<td>Pop Growth (%)</td>
<td>4.4%</td>
<td>--</td>
<td>8.1%</td>
<td>--</td>
<td>8.0%</td>
<td>--</td>
</tr>
<tr>
<td>2000 Households</td>
<td>65,723</td>
<td>--</td>
<td>86,101</td>
<td>--</td>
<td>647,212</td>
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<tr>
<td>2010 Households</td>
<td>68,878</td>
<td>--</td>
<td>94,424</td>
<td>--</td>
<td>705,583</td>
<td>--</td>
</tr>
<tr>
<td>HH Growth (%)</td>
<td>4.8%</td>
<td>--</td>
<td>9.7%</td>
<td>--</td>
<td>9.0%</td>
<td>--</td>
</tr>
<tr>
<td><strong>Total Population by Age</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Age (2017)</td>
<td>39.4</td>
<td>39.2</td>
<td>37.9</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Children (2017)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 - 4 Years</td>
<td>11,089</td>
<td>15,645</td>
<td>125,854</td>
<td></td>
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<tr>
<td>5 - 9 Years</td>
<td>11,535</td>
<td>15,810</td>
<td>126,888</td>
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<td></td>
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<tr>
<td>10-13 Years</td>
<td>8,639</td>
<td>12,010</td>
<td>96,310</td>
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<tr>
<td>14-17 Years</td>
<td>9,161</td>
<td>12,892</td>
<td>100,161</td>
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<tr>
<td><strong>Adults (2017)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18 to 22</td>
<td>9,465</td>
<td>15,072</td>
<td>131,818</td>
<td>7.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22 to 25</td>
<td>6,199</td>
<td>8,565</td>
<td>68,973</td>
<td>3.7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 to 35</td>
<td>20,925</td>
<td>29,760</td>
<td>238,830</td>
<td>12.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35 to 45</td>
<td>20,075</td>
<td>28,126</td>
<td>240,662</td>
<td>12.9%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>45 to 55</td>
<td>20,086</td>
<td>28,880</td>
<td>235,633</td>
<td>12.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>55 to 65</td>
<td>22,609</td>
<td>32,217</td>
<td>239,871</td>
<td>12.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>65 to 75</td>
<td>16,858</td>
<td>23,709</td>
<td>163,068</td>
<td>8.7%</td>
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<td></td>
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<tr>
<td>75 to 85</td>
<td>8,584</td>
<td>11,766</td>
<td>75,624</td>
<td>4.0%</td>
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<td></td>
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<tr>
<td>85+</td>
<td>3,237</td>
<td>4,280</td>
<td>26,799</td>
<td>1.4%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Population by Age

- 18 to 22: 7.0%
- 22 to 25: 3.7%
- 25 to 35: 12.8%
- 35 to 45: 12.9%
- 45 to 55: 12.6%
- 55 to 65: 12.8%
- 65 to 75: 8.7%
- 75 to 85: 4.0%
- 85+: 1.4%
Harvest Cafe
Harvest Café Info

- Staffed by around 9 café staff members
- Serves Breakfast and Lunch
- Large amount of seating space
- Access to an outside balcony
- Very clean environment
Corporate Fitness Center Info

- Around 30 different exercise machines to include treadmills, elliptical, and free weights.
- High quality brand equipment.
- Empty mirrored exercise studio room for yoga, Pilates, and dance exercise.
- Fitness center has its own bathroom facilities
Corporate Fitness Center Photos