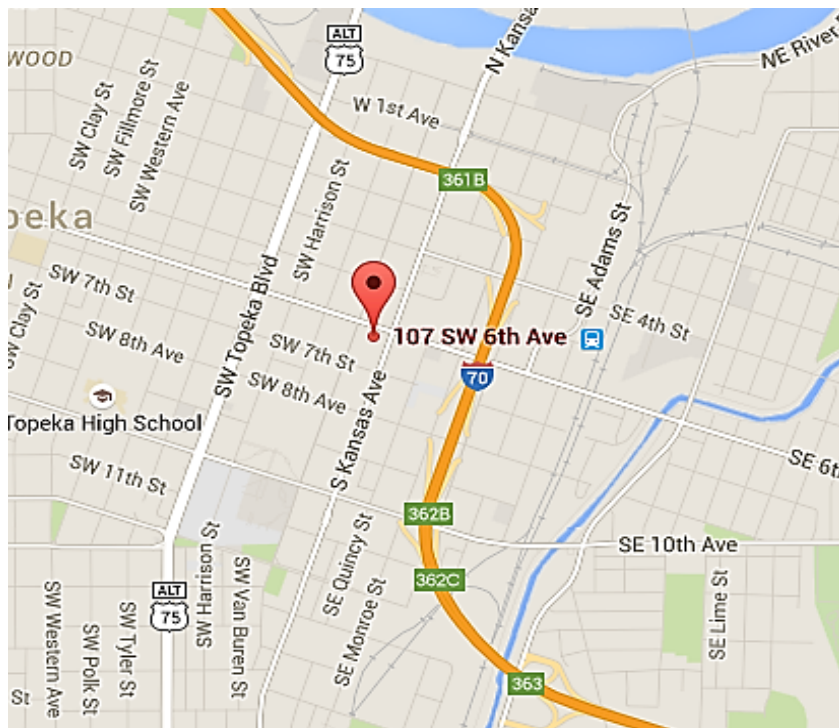


FOR LEASE | OFFICE-RETAIL-FLEX SPACE | DOWNTOWN TOPEKA
107 SW 6TH AVENUE | TOPEKA, KS 66603



PROPERTY SUMMARY

LEASE RATE	\$20.00/SF/YR
BUILDING SIZE	22,420 ^{+/-} SF
LOT SIZE	17,500 ^{+/-} SF
ZONING	C-5; Commercial
YEAR BUILT	1925
CONSTRUCTION	Concrete
HEAT & AIR SYSTEM	Forced air heat and central air conditioning
RESTROOMS	Male and female restroom on each level
PARKING	Parking garage adjacent to building and street parking

EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com

MARK REZAC

Partner

Direct: 785.228.5308

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SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
SUITE 100: (1st FLOOR EAST)	3,816 ^{+/-}	\$20.00	\$6,360.00	Space will be remodeled. High ceilings exposed spiral ductwork, large windows, and exposed stone/brick.
SUITE 100: (1st FLOOR)	6,510 ^{+/-}	\$20.00	\$10,850.00	Space will be remodeled. High ceilings exposed spiral ductwork, large windows, and exposed stone/brick.
1ST FLOOR 3-D WALK-THRU	https://my.matterport.com/show/?m=BBhP13wgyGT			

LANDLORD PAYS:	Base year operating expenses , insurance, systems maintenance, exterior maintenance, roof, structural maintenance, real estate taxes, common area maintenance, and *BID fees. *Property is in the Business Improvement District. Go to http://www.topeka.org/bid.shtml or contact agent for more information.
TENANT PAYS:	Utilities and janitorial expenses.



BUILDING FEATURES:	Unique spaces available in Downtown! 1920's building with multiple entrances and suites.
LOCATION FEATURES:	Located in Downtown Topeka, just off Kansas Ave. and 2 blocks from the Kansas State Capitol. Restaurants and shopping within walking distance. Two blocks to I-70 access.