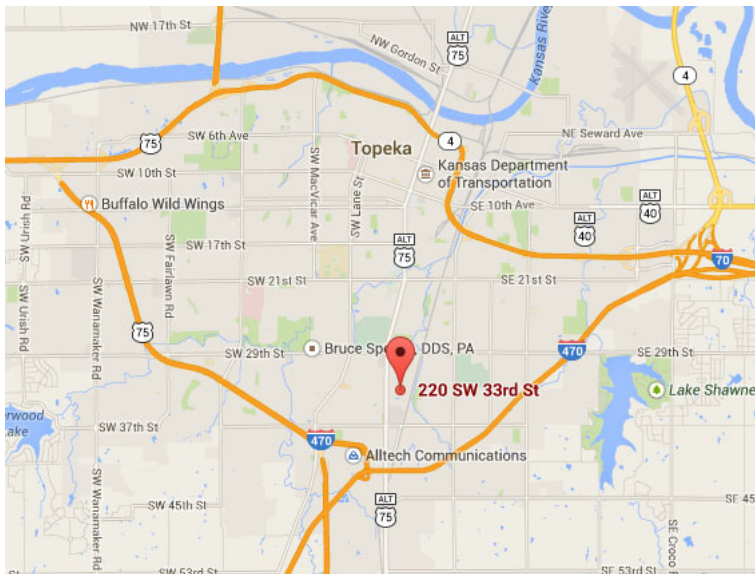


FOR LEASE | OFFICE SPACE
220 SW 33RD STREET | TOPEKA, KS 66611



PROPERTY SUMMARY

SPACE AVAILABLE	124 – 970 ^{+/-} SF
BUILDING SIZE:	7,622 ^{+/-} SF
LOT SIZE:	21,000 ^{+/-} SF
YEAR BUILT:	1960 per Shawnee County
ZONING:	I-1; Light Industrial
CONSTRUCTION:	Steel and wood frame
HEAT & AIR SYSTEM:	Forced air heat and central air conditioning
PLUMBING:	Two central restrooms on each floor
PARKING:	Parking in the rear of the building and street parking in front.

EXCLUSIVELY LISTED BY:

BRADY LUNDEEN

Associate Broker

Direct: 785.228.5303

brady@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
SUITE 204	124 ^{+/-}	\$19.35	\$200.00	Single private office with window
TOUR SUITE 204: https://my.matterport.com/show/?m=y9JnGMip86k				
LOWER SWC:	685 ^{+/-}	\$8.76	\$500.00	2 private offices with large open office, conference/work room.
SUITE 201:	970 ^{+/-}	\$9.90	\$800.00	2-3 offices with reception, work area and private stairway entry. Additional office space is available.

- LANDLORD PAYS:** Base year operating expenses, utilities, insurance, taxes, trash, and exterior maintenance.
- TENANT PAYS:** Tenant pays janitorial and minor interior maintenance expenses.
- BUILDING FEATURES:** RECENTLY REMODELED! Multiple private offices, large open work areas, spiral staircase, atrium lobby area, with adequate parking and signage on 33rd Street. No elevator.
- LOCATION FEATURES:** Located in the White Lakes Office Park near 29th Street and Topeka Blvd.; minutes away from I-470, Kansas Turnpike, and downtown.

