

FOR LEASE

901 NE RIVER RD

Topeka, KS 66616

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Nice owner-occupied office space. Multiple offices, a conference room, front-door parking, and potential warehouse storage. Large, paved, lighted parking lot. Easy access to I-70.

OFFERING SUMMARY

Lease Rate	\$10 - 14 SF/yr
Building Size	109,746 ^{+/-} SF
Available Space	635 - 2,759 ^{+/-} SF
Lot Size	345,315 ^{+/-} SF
Year Built	1980
Zoning	I2



Listed By:

MIKE MORSE

Partner, SIOR

785.228.5304

mike@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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SPACES	LEASE RATE	SPACE SIZE	BASE RATE/MO
Suite 100 Virtual Walk Thru Link: https://my.matterport.com/show/?m=nngTMxAqiNb	\$14.00 SF/yr	635 ^{+/-} SF	\$740.83
Suite 105-106 Virtual Walk Thru Link: https://my.matterport.com/show/?m=AJrV5MHVPZ1	\$10.00 SF/yr	1,232 ^{+/-} SF	\$1,026.67
Suite 200 Virtual Walk Thru Link: https://my.matterport.com/show/?m=eofZcvqTiLi	\$14.00 SF/yr	2,759 ^{+/-} SF	\$3,218.83

Tenant pays janitorial and minor interior maintenance within the leased space.

Landlord pays all base year operating expenses excluding janitorial and minor interior maintenance within the leased space.



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