



Topeka Commons - 2050 NW Topeka Blvd

Neighborhood retail strip center with local and national tenants. This established center is in a high-traffic area and has great visibility on NW Topeka Blvd & Lyman Rd in north Topeka.

PROPERTY SUMMARY

| | |
|-------------------------|---|
| AVAILABLE SF | 2,100+/- - 5,943+/- |
| LEASE RATE | \$8.00 - \$11.50/SF/YR |
| ESTIMATED ADD'L CHARGES | \$3.73/SF/YR |
| LOT SIZE | 14.4 ACRES |
| BUILDING SIZE | 127,357+/- SF |
| ZONING | C-4, COMMERCIAL |
| SIGNAGE | FACADE SIGNAGE VISIBLE FROM TOPEKA BLVD |
| PARKING | LARGE PARKING LOT, FRONT DOOR PARKING |
| TRAFFIC COUNT | 15,870+/- VPD ON TOPEKA BLVD |

LISTED BY:

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KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



Available Spaces

| ADDRESS/SF | RATE/SF/YR | RATE/MO | CHARGES/MO | COMMENTS |
|--------------------------------------|------------|------------|------------|--|
| 2028 NW Topeka Blvd 2,100+/- | \$8.00 | \$1,400 | \$621.25 | Open floor plan with a back storage room and an office/break room. Virtual walk-thru link: https://my.matterport.com/show/?m=9p87cZFdgmi |
| 2022-2024 NW Topeka Blvd 5,943+/- | \$9.50 | \$4,704.88 | \$1,758.14 | Operating buffet. FFE would be negotiable to purchase. |
| 226-232 NW Independence 5,100+/- | \$11.50 | \$4,887.50 | \$1,585.25 | Check with agent for the date this space is available. |

Landlord Pays: Structural maintenance.
Tenant Pays: All operating expenses associated with the property, a pro-rata share of real estate taxes, common area maintenance, roof, and property insurance. All utilities, janitorial, and interior maintenance.

