

FOR LEASE

904 SOUTH KANSAS AVENUE

Topeka, KS 66612

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



BUILDING FEATURES

Class A building with an elevator. Sits adjacent to parking garages.

LOCATION DESCRIPTION

Located in the heart of downtown Topeka within walking distance to restaurants and shopping. Building is among many state office buildings and one block east of the state capitol building.



OFFERING SUMMARY

Lease Rate	\$20.50 SF/yr
Building Size	26,400 ^{+/-} SF
Available Space	1,461 - 3,315 ^{+/-} SF
Lot Size	11,250 ^{+/-} SF
Zoning	C-5

SPACES LEASE RATE SPACE SIZE RATE/MO

Suite 403	\$20.50 SF/yr	3,315 ^{+/-} SF	\$5,663.13
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360 Virtual Tour: <https://my.matterport.com/show/?m=aygAFLinJRR>

Suite 403A	\$20.50 SF/yr	1,838 ^{+/-} SF	\$3,139.92
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Suite 403B	\$20.50 SF/yr	1,461 ^{+/-} SF	\$2,498.88
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Tenant pays janitorial and minor interior expenses.

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



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.

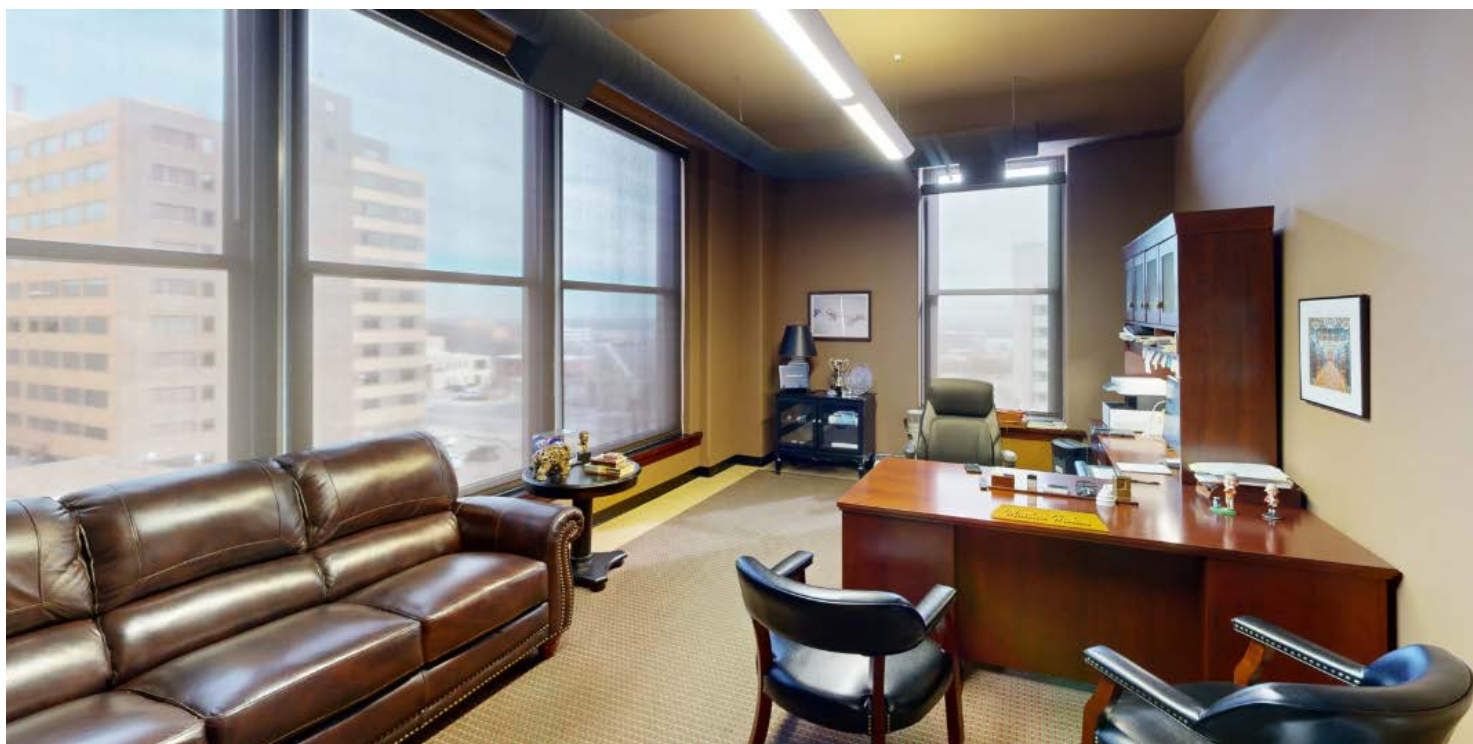
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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