

FOR LEASE

# 1408 SW TOPEKA BLVD

Topeka, KS 66612

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC



## LOCATION DESCRIPTION

Centrally located on South Topeka Boulevard. Just blocks from downtown Topeka. Space can be divided.

## PROPERTY FEATURES

- Quick access to the Topeka capitol building & Kansas Avenue restaurants and shopping
- Multiple offices with open space
- Private restrooms and a break room
- Great parking behind the building
- Topeka Blvd signage

## 360 VIRTUAL TOUR LINK

<https://my.matterport.com/show/?m=8WY299uAMJx>

## OFFERING SUMMARY

Lease Rate	\$9.60 SF/yr
Building Size	7,040 <sup>+/-</sup> SF
Available Space	2,500 <sup>+/-</sup> SF
Lot Size	12,150 <sup>+/-</sup> SF
Year Built	1977
Zoning	O12
Signage	Monument and Building

SPACE	LEASE RATE	RATE/MO
2,500 <sup>+/-</sup> SF	\$9.60/SF/yr	\$2,000.00

Space can be divided.

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

Landlord pays all base year operating expenses excluding janitorial and minor interior maintenance.



Listed By:

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Partner, SIOR

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