

FOR LEASE

150 SW 30TH ST

Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



VIRTUAL TOUR LINK:

<https://my.matterport.com/show/?m=Yp3Wt2RootD>

PROPERTY DESCRIPTION

Small office building with new updates like lighting, paint, and flooring. Sits in an area surrounded by a mix of established businesses, retail centers, and residential communities, that attracts both customers and skilled professionals. With easy access to Topeka Boulevard, I-470 & the Kansas Turnpike, the location offers seamless connectivity for employees and clients alike.

Click the tour link above to see the progress of interior updates.

OFFERING SUMMARY

Lease Rate	\$12.00 - \$14.00/SF/yr
Building Size	3,016 ^{+/-} SF
Lot Size	0.31 Acres
Year Built	1970
Zoning	I1

HVAC replaced 2/13/21. Roof replaced 12/30/21.

SPACE SIZE

LEASE RATE

BASE RATE

3,016 ^{+/-} (Full)	\$12.00	\$3,016.00
1,508 ^{+/-} (Divided)	\$14.00	\$1,759.00
1,100 ^{+/-} (Divided)	\$14.00	\$1,283.00
800 ^{+/-} (SW Corner)	\$14.00	\$933.00
500 ^{+/-} (SE Corner)	\$14.00	\$583.00
500 ^{+/-} (NE Corner)	\$14.00	\$583.00

Landlord pays all base year operating expenses excluding janitorial within the leased space. If the space is divided, the landlord will be responsible for janitorial within the common areas.



Listed By:

MIKE MORSE

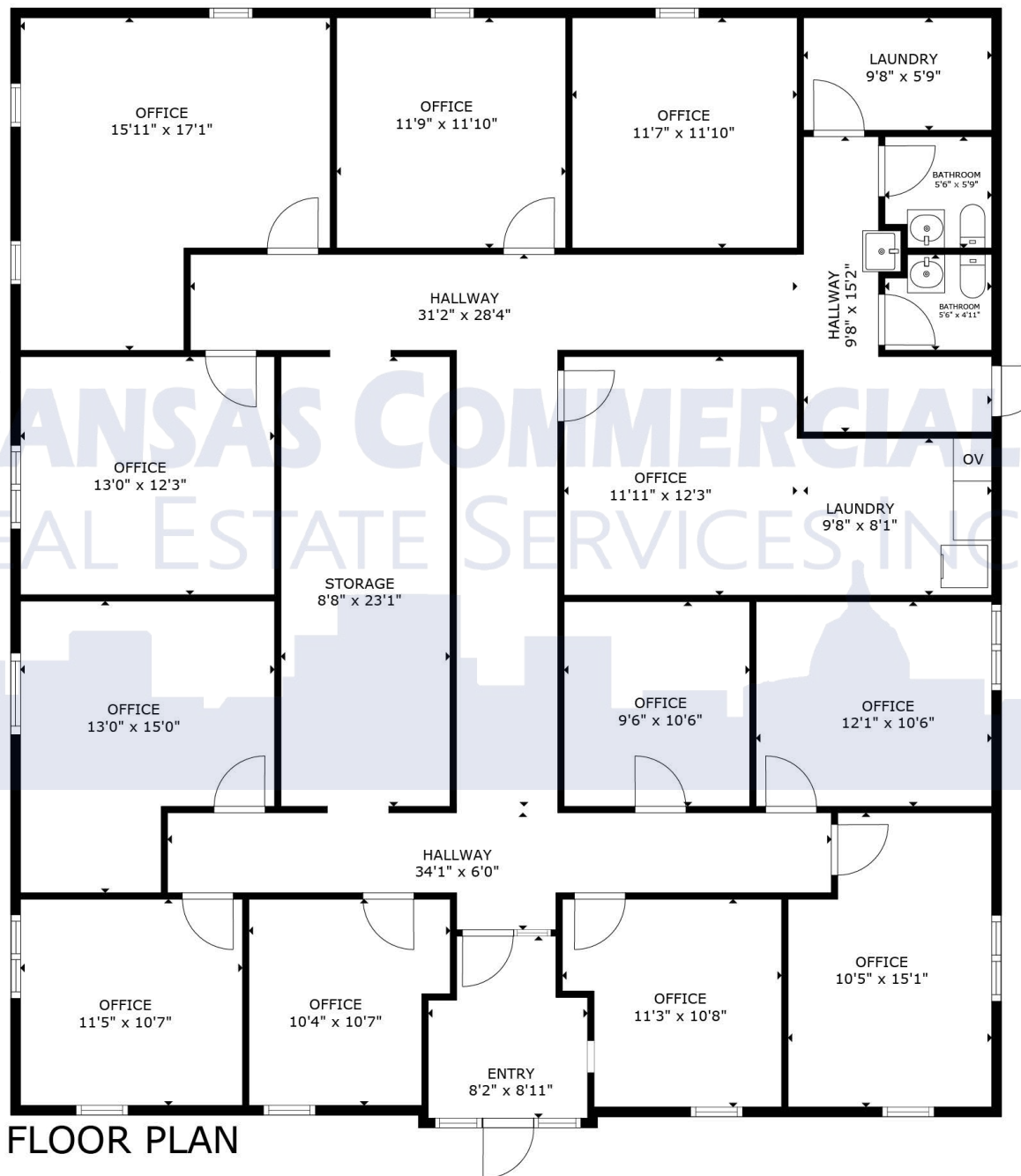
Partner, SIOR

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