

City: **Topeka**

Property Type: **Industrial**



Topeka Winnelson 316 SE 13th St, Topeka, KS 66612

Type Industrial TotalSqFt **13,434** Class C Sector DT Zoning I-1 LIGHT INDUST

Agent: **Eller, Ed**

Note Warehouse, Distribution, or Storage Facility; 2016 RE Taxes: \$17,085.00; Year Built 1975; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
316 SE 13th	SALE	13,434				\$425,000	2/24/2016 - Substantial price reduction, Excellent clear span, drive through, warehouse building with 3.44 acres of land. 16
	INDUSTRIAL					\$31.64	
316 SE 13th	LEASE	13,434	\$4.02	\$0.00	\$4.02		G-J-U-IM Available Spring 2018, Excellent clear span, drive through, warehouse building with 3.44 acres of land. 16 ft eve height,
	INDUSTRIAL		\$4,500	\$0	\$4,500		



Hankamer Industrial 302 SE 21st St, Topeka, KS 66607

Type Industrial TotalSqFt **13,182** Class C Sector MT Zoning I-2 HEAVY INDUST

Agent: **Eller, Ed**

Note 2016 Property Taxes \$11,556.90; Year built 1970

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
302 SE 21st St - 302B	LEASE	1,420	\$6.50	\$0.00	\$6.50		G-J-U-IM Office, reception, shop area with 10'x10' drive in door.
	INDUSTRIAL		\$769	\$0	\$769		
302 SE 21st St - 302D	LEASE	1,900	\$5.37	\$0.00	\$5.37		G-J-U-IM Available Nov-Dec 2016, 2 Offices, reception area, restroom, safe room with 1,650+/- sf of warehouse. 12'x10' drive in door.
	INDUSTRIAL		\$850	\$0	\$850		
302 SE 21st St - Upper	LEASE	5,226	\$5.40	\$0.00	\$5.40		G-J-U-IM Entire upper level, features Office, reception, shop area, and warehouse with 2 12x10 drive in doors, on the south end of
	INDUSTRIAL		\$2,352	\$0	\$2,352		



Latta Witlow by Stryker 1440 SW 41st St, Topeka, KS 66609

Type Industrial TotalSqFt **10,996** Class B Sector S Zoning I-1 LIGHT INDUST

Agent: **Eller, Ed**

Note Built 2006; 2016 RE Taxes \$24,337.62

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1440 SW 41st - Warehouse	LEASE	2,500	\$6.50	\$0.00	\$6.50		G-J-U-IM Excellent "southwest" warehouse/work location and building. 12x12 door, Drive in, warehouse with 20' sidewalls. Fenced
	INDUSTRIAL		\$1,354	\$0	\$1,354		
1440 SW 41st Office	LEASE	3,500	\$10.50	\$0.00	\$10.50		G-J-U-IM Very nice office building with multiple offices, reception, conference and storage. Signage available on I-470. May divide
	OFFICE		\$3,063	\$0	\$3,063		
1440 SW 41st - Office/Warehouse	LEASE	6,000	\$8.15	\$0.00	\$8.15		G-J-U-IM 3,500+/- sf office with 2,500+/- sf warehouse/work area. Signage available on I-470. May divide space.
	INDUSTRIAL		\$4,075	\$0	\$4,075		
1440 SW 41st - Warehouse	LEASE	7,500	\$6.25	\$0.00	\$6.25		G-J-U-IM Very nice 7,500+/- sf warehouse/work area. Signage available on I-470. May divide space.
	INDUSTRIAL		\$3,906	\$0	\$3,906		
1440 SW 41st - Entire	LEASE	10,996	\$7.28	\$0.00	\$7.28		G-J-U-IM Very nice flexible use building with multiple offices, reception, conference and 7,500+/- sf warehouse/work area. Signage
	INDUSTRIAL		\$6,671	\$0	\$6,671		



NATIONWIDE LEARNING 1345 SW 42nd St, Topeka, KS 66609

Type Industrial TotalSqFt **61,364** Class Sector S Zoning I-1 LIGHT INDUST

Agent: **Eller, Ed**

Note Built 1974

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1345 SW 42nd St	LEASE	9,600	\$4.25	\$0.00	\$4.25		G-J-U-IM Warehouse space available in South Topeka with great highway access to Hwy. 75 South, I-470 and the Kansas
	INDUSTRIAL		\$3,400	\$0	\$3,400		



McCray Lumber 704 SE 4th St, Topeka, KS 66607

Type Industrial TotalSqFt 11,548 Class C Sector DT Zoning I-2 HEAVY INDUST Agent: Eller, Ed
 Note 2016 RE Taxes \$8,418.22; Year built 1950

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
704 SE 4th St	LEASE		\$3.75	\$0.00	\$3.75		Gross-U,J,I
Former McCray Lumber	INDUSTRIAL						Combination of 3 buildings. 1 quonset hut. 1 pole barn, and a fenced yard. An additional 1 acre parking area is available also
704 SE 4th St	LEASE	3,520	\$3.50	\$0.00	\$3.50		Gross-U,J,I
Former McCray Lumber	INDUSTRIAL		\$1,027	\$0	\$1,027		Pole barn, fenced gravel yard. An additional 1 acre parking area is available also for \$500/month
704 SE 4th St	LEASE	4,171	\$3.50	\$0.00	\$3.50		Gross-U,J,I
Former McCray Lumber	INDUSTRIAL		\$1,217	\$0	\$1,217		Quonset Hut building with wood racking, fenced concrete yard, ideal for trailer and heavy storage. An additional 1 acre
704 SE 4th St	LEASE	10,338	\$2.50	\$0.00	\$2.50		Gross-U,J, I
Former McCray Lumber	INDUSTRIAL		\$2,154	\$0	\$2,154		Drive in, masonry building w/ steel frame, includes small office, ample customer parking and yard space. Dock option is
704 SE 4th St	LEASE	18,029	\$2.50	\$0.00	\$2.50		G-J-U-IM
Former McCray Lumber	INDUSTRIAL		\$3,750	\$0	\$3,750		Combination of buildings include drive in, masonry building w/ steel frame, quonset hut, pole barn, and a small office building.
704 SE 4th St	SALE	18,029	\$0.00	\$0.00	\$0.00	\$239,000	
Former McCray Lumber	INDUSTRIAL		\$0	\$0	\$0	\$13.26	PRICE REDUCED! 2+/- acres, heavy industrial. Combination of buildings include drive in, masonry building w/ steel frame,



Midwest Electrical Construction 4601 SE Adams St, Topeka, KS 66609

Type Industrial TotalSqFt 28,364 Class B Sector S Zoning I-1 LIGHT INDUST Agent: Eller, Ed
 Note 2016 RE Taxes: \$18,079.56

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4601 SE Adams - South half of warehouse.	LEASE	9,600	\$4.75	\$0.00	\$4.75		G-J-U-IM
Former Midwest Electrical Construction	INDUSTRIAL		\$3,800	\$0	\$3,800		As, Is space includes demising wall. Plentiful parking, zoned I-1, south portion of 28,364 sq. ft. Drive-thru, dock-high, clear
4601 SE Adams	LEASE	22,400	\$4.75	\$0.00	\$4.75		G-J-U-IM
Former Midwest Electrical Construction	INDUSTRIAL		\$8,867	\$0	\$8,867		8.37-acre lot, zoned I-1, with 28,364 sq. ft. Drive-thru, dock-high Warehouse, 7,760 sq. ft. cooler insulated, 12,000 sq. ft.
4601 SE Adams	SALE	28,364				\$950,000	
Former Midwest Electrical Construction	INDUSTRIAL					\$33.49	8.37-acre lot, zoned I-1, with 28,364 sq. ft. Drive-thru, dock-high Warehouse, 7,760 sq. ft. cooler insulated, 12,000 sq. ft.



Former PTMW Property 2331 NW Furman Rd, Topeka, KS 66618

Type Industrial TotalSqFt 40,000 Class A Sector N Zoning I-1, PUD Agent: Eller, Ed
 Note FULLY LEASED AT THIS TIME - The property fronts both US Highway 24/Frontage Road and Furman Road and is also within minutes to US Highway 75 leading to I-70. Year built 1990; 2016 RE Taxes \$38,616.78



BRT Mini Storage 2720 NE Grantville Rd, Topeka, KS 66608

Type Industrial TotalSqFt 28,406 Class B Sector NE Zoning I-1 LIGHT INDUST Agent: Lundeen, Brady
 Note Year Built 1980; 2016 RE Taxes \$6,912.04

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2720 NE Grantville Rd	LEASE	5,000	\$3.75	\$0.00	\$3.75		G-J-U-IM
Former BRT Mini Storage	INDUSTRIAL		\$1,563	\$0	\$1,563		2,600 sf of office space, 2,400 sf of warehouse space and a 500 sf mezzanine. 14' overhead drive in door with 16ft Eve height.



ProBuild 4501 NW Hwy 24, Topeka, KS 66618

Type Industrial TotalSqFt 64,630 Class B Sector N Zoning I-2 HEAVY INDUST Agent: Eller, Ed
 Note Year built 1969; 2016 RE Taxes: \$41,988.64 (\$0.6496/sq.ft.) CAM= \$0.25, Ins=\$0.30

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4501 NW US 24 Hwy	SALE	64,630				\$1,550,000	
Pro-Build	INDUSTRIAL					\$23.98	Well located wholesale/retail property formerly used as a retail lumber store and yard. Property includes retail store,



ST OF KS RECORD STORAGE 406 SE Jefferson St, Topeka, KS 66607

Type Industrial TotalSqFt 16,932 Class B Sector DT Zoning I-1 LIGHT INDUST Agent: Eller, Ed
 Note Commercial Printing; 2016 RE Taxes, \$18,251.10

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
406 SE Jefferson	LEASE	16,932	\$4.75	\$0.00	\$4.75		G-J-U-IM
Former ST OF KS RECORD STORAGE	INDUSTRIAL		\$6,702	\$0	\$6,702		Former Printing Plant - Most recently records storage for State. Dock-high and drive-in building with nice office space in
406 SE Jefferson	SALE	16,932				\$590,000	
Former ST OF KS RECORD STORAGE	INDUSTRIAL	Industrial , Invest				\$34.85	Former Printing Plant - Most recently records storage for State. Dock-high and drive-in building with office space in



LEWIS FURNITURE 3333 S Kansas Ave, Topeka, KS 66611-2244

Type Industrial TotalSqFt 28,450 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Retail Store (Free- Standing- Single Use). Land size 65,931sf.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3333 S Kansas Ave	SALE	28,450				\$880,500	Large showroom building fully air conditioned, including exterior dock with two wells, wet sprinklers system ceiling
	RETAIL					\$30.95	
3333 S Kansas Ave	LEASE	28,450	\$4.45	\$0.00	\$4.45		G-J-U-IM Large retail showroom building fully air conditioned, including exterior dock with two wells, wet sprinklers system and ceiling
	RETAIL		\$10,550	\$0	\$10,550		



Sara Lee/Bimbo Bakery 4100 SW Martin Dr, Topeka, KS 66609

Type Industrial TotalSqFt 18,000 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note 2016 RE Taxes \$18,698.98

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4100 Martin Dr.	LEASE	3,440	\$5.50	\$0.00	\$5.50		G-J-U-IM Well maintained masonry building with 18' clear height. Located in Southgate Industrial Park 400+- sq. ft. of office
	INDUSTRIAL		\$1,577	\$0	\$1,577		
4100 Martin Dr.	LEASE	14,560	\$5.50	\$0.00	\$5.50		G-J-U-IM Space may be available 2017. 1,250 s.f. of office and the remainder is warehouse. Dock high, drive in, 18' ceilings, with
	INDUSTRIAL		\$6,673	\$0	\$6,673		
4100 Martin Dr.	LEASE	18,000	\$4.75	\$0.00	\$4.75		G-J-U-IM Price and terms to be confirmed. 1,250 square foot of office space. Dock high, drive in, 18' ceilings, with excellent access to
Sara Lee/Bimbo	INDUSTRIAL		\$7,125	\$0	\$7,125		



NATIONAL BYPRODUCTS INC 2104 SE Quincy St, Topeka, KS 66612

Type Industrial TotalSqFt 2,700 Class B Sector MT Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Built 1969; Warehouse, Distribution, or Storage Facility; 2016 RE Taxes: \$2,147.42

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2104 se Quincy St	SALE	2,700				\$55,000	Cash Bi Level, Metal building with 3 large overhead doors and on-grade loading in the lower level. Originally built as a refuse
	INDUSTRIAL					\$20.37	
2104 SE Quincy St	SALE	45,342				\$55,000	Cash Bi Level, Metal building with 3 large overhead doors and on-grade loading in the lower level. Originally built as a refuse
	LAND-I					\$1.21	



South Park Distribution Building 3729 SE South Park Ave, Topeka, KS 66609

Type Industrial TotalSqFt 50,448 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Built in 1970; Warehouse, Distribution, or Storage Facility; 2016 RE Taxes \$42,268.64

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3721-3729 SE South Park Ave	SALE	50,448				\$1,850,000	Cash at closi Contact agent before proceeding, Tilt up concrete building, extremely low maintenance, newer durolast roof, high bay T-5
	INDUSTRIAL					\$36.67	



South Park Warehouse 3741 SE South Park Ave, Topeka, KS 66609

Type Industrial TotalSqFt 58,649 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Excellent access to I-470 & US 75. Built 1973; 2016 RE Taxes \$34,946.78

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3741 SE South Park	LEASE	7,210	\$4.50	\$0.00	\$4.50		G-J-U-IM 7,210 s.f. Drive In, warehouse, Class B space, price is based on a min 5 yr. term lease with new restroom, firewall, walk in
	INDUSTRIAL		\$2,704	\$0	\$2,704		
3741 SE South Park	LEASE	11,520	\$4.50	\$0.00	\$4.50		G-J-U-IM Available 9/1/2017. In-Line Warehouse space, one dock door, could add second door, 20' tilt - up concrete, side walls , fire
	INDUSTRIAL		\$4,320	\$0	\$4,320		



MCELROY ELECTRIC 3205 SW Topeka Blvd, Topeka, KS 66611

Type Industrial TotalSqFt 7,735 Class A Sector S Zoning M-1;C-2

Agent: Morse, Mike

Note Year Built 2001; 2016 RE Taxes \$10,621.14

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3205 SW Topeka Blvd	LEASE	7,735	\$7.50	\$0.00	\$7.50		G-J-U-IM Very well built Flex building with upgraded lighting, nice restrooms, break area, large conference room. Could be
McElroy Electric	INDUSTRIAL		\$4,834	\$0	\$4,834		



South Topeka Industrial Plaza 5630 SW Topeka Blvd, Topeka, KS 66609

Type Industrial TotalSqFt **98,660** Class B Sector S Zoning PUD PLANNED UNIT DEVE

Agent: Eller, Ed

Note Warehouse, Distribution, or Storage Facility; 2016 RE Taxes \$87,357.36; Year built 1974

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5626 S Topeka Blvd	LEASE	2,400	\$6.85	\$0.00	\$6.85		G-J-U-IM
	INDUSTRIAL		\$1,370	\$0	\$1,370		

NEW CONSTRUCTION - 9600 sq. ft. building, 2016 Base Year for property taxes, building can be customized to suit a number of



Fox Meadows Warehouse 536 NW Tyler Ct, Topeka, KS 66608

Type Industrial TotalSqFt **8,991** Class B Sector N Zoning I-1 LIGHT INDUST

Agent: Laird, Dick

Note Built 1987; 2016 RE Taxes \$13,444.68

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
536 NW Tyler Ct.	LEASE	3,000	\$5.70	\$0.00	\$5.70		G-J-U-IM
	INDUSTRIAL		\$1,425	\$0	\$1,425		
536 NW Tyler Ct. Entire Bldg.	SALE	9,000				\$395,000	
	INDUSTRIAL					\$43.89	

Sub-Lease 600+/- sf office and 2,400+/- sf warehouse
4 tenant building, 21,333 sq. ft. lot, \$13,174 annual property taxes, one space currently offered for sub-lease, agent reports



Expo Plaza Property 2035 SW Western Ave, Topeka, KS 66604

Type Industrial TotalSqFt **42,000** Class C Sector MT Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note 2015 RE Taxes: \$29,851.38 / \$221.68 Additional Lots

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2035 SW Western, 2nd floor divided office	LEASE	2,300	\$8.00	\$0.00	\$8.00		G
	OFFICE		\$1,533	\$0	\$1,533		
2035 SW Western, 2nd floor divided office	LEASE	4,300	\$8.00	\$0.00	\$8.00		G
	OFFICE		\$2,867	\$0	\$2,867		
2035 SW Western, North Warehouse	LEASE	6,000	\$4.50	\$0.00	\$4.50		G-J-U-IM
	INDUSTRIAL		\$2,250	\$0	\$2,250		
2035 SW Western, 2nd floor office	LEASE	8,300	\$8.00	\$0.00	\$8.00		G-J-U-IM
	OFFICE		\$5,533	\$0	\$5,533		
2035 SW Western, Office/Warehouse Com	LEASE	14,300	\$6.53	\$0.00	\$6.53		G-J-U-IM
	INDUSTRIAL		\$7,782	\$0	\$7,782		

11% Price reduction with new carpet/VCT tile, and paint provided per tenant spec. Second floor office space, with
Private 10x12 OH door and entry, Secure, Brick drive-in warehouse, small office, and restroom. Features a 10'x12' door
11% Price reduction with new carpet/VCT tile, and paint provided per tenant spec. Second floor office space, with
Combination of office and warehouse space.

Propert Type: **Land**



Stryker Land - NWC Gage Blvd SW 37th St, Topeka, KS 66614

Type Land TotalSqFt Class Sector S Zoning PUD

Agent: Eller, Ed

Note 2016 RE Taxes \$2,327.38

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
37th & Gage (NW Corner)	SALE	185,130				\$233,300	
	LAND-O					\$1.26	
37th & Gage (NW Corner)	SALE	185,130				\$233,300	
	LAND-R					\$1.26	

Site has been filled but is graded to the streets. All utilities to the site.
Site has been filled but is graded to the streets. All utilities to the site.



1720 S Kansas Ave, Topeka, KS 66612

Type Land TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST

Agent: Rezac, Mark

Note 2016 RE Taxes: \$343.86

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1720 S Kansas Ave	SALE	11,500				\$20,000	Cash
	LAND					\$1.74	

Cash at closing

Propert Type: **Land-I**



Stockman Land SE 10th, Topeka, KS 66607

Type Land-I TotalSqFt Class Sector E Zoning R-1 SINGLE FAM

Agent: Eller, Ed

Note 2016 RE Taxes \$183.32

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
10th & Wittenberg, SE Corner	SALE	318,424		\$0.00		\$170,000	Cash
	LAND-I			\$0		\$0.53	

Level and forested, 7.31+/- acres



NW 18th St Industrial Site Saline NW 18th St, Topeka, KS 66618

Type Land-I TotalSqFt Class Sector N Zoning I-1 LIGHT INDUST Agent: Eller, Ed
 Note 4.8+/- acres; 2016 RE Taxes: \$137.50

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
18th and Saline - Entire Tract	SALE	208,652				\$52,000	Entire tract includes existing row for NW 18th Street.
	LAND-I					\$0.25	



21st and Kansas Turnpike - Land 3355 SE 21st St, Topeka, KS 66607

Type Land-I TotalSqFt Class Sector SE Zoning I-2 HEAVY INDUST Agent: Eller, Ed
 Note 12.01 Acres (SN website); 2016 RE Taxes \$2,024.10

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3355 SE 21st	SALE	523,156				\$135,000	Excellent parcel for industrial user, large yard area possible, with good access to I-70 and the Kansas Turnpike. Mostly I-2
	LAND-I					\$0.26	



ADR Industrial Park - NW 25th and US 75 3748 NW 25th St, Topeka, KS 66618

Type Land-I TotalSqFt Class Sector N Zoning I-2 HEAVY INDUST Agent: Eller, Ed
 Note 23.73 Acres; 2016 RE Taxes \$968.56

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Build to Suit Option 1a -	LEASE	10,000	\$8.50	\$0.00	\$8.50		G-J-U-IM 2/9/2017 - Price is estimated. Planned base building will be pre-engineered steel, 20 ft eve height, concrete drives and
	INDUSTRIAL		\$7,083	\$0	\$7,083		
Lot 1, Build to Suit Option 1b	LEASE	15,000	\$10.00	\$3.00	\$13.00		NNN Planned base building will be pre-engineered steel, 20 ft eve height, concrete drives and parking, 1-4 grade level 14'x14'
	INDUSTRIAL		\$12,500	\$3,750	\$16,250		
Lot 1, Build to Suit Option 1c	LEASE	20,000	\$8.00	\$3.00	\$11.00		NNN Planned base building will be pre-engineered steel, 20 ft eve height, concrete drives and parking, 1-4 grade level 14'x14'
	INDUSTRIAL		\$13,333	\$5,000	\$18,333		
ADR Industrial Park, Lot 4	SALE	60,112				\$102,191	Phase 1, scheduled for 2014. Level and graded lot with all utilities to the property line. Street will be extended according
	LAND-I					\$1.70	
ADR Industrial Park, Lot 6	SALE	60,548				\$102,932	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.70	
ADR Industrial Park, Lot 5	SALE	61,420				\$107,484	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.75	
ADR Industrial Park, Lot 8	SALE	81,022				\$68,868	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$0.85	
ADR Industrial Park, Lot 3	SALE	84,071				\$142,920	Phase 1, scheduled for 2014. Level and graded lot with all utilities to the property line. Street will be extended according
	LAND-I					\$1.70	
ADR Industrial Park, Lot 2	SALE	84,942				\$169,884	Confirm Price - Phase 1, Planned, High Quality Professional Industrial Park with reasonable C&R agreements in place to
	LAND-I					\$2.00	
ADR Industrial Park, Lot 11	SALE	119,790				\$209,633	Phase 1, Planned, High Quality Professional Industrial Park with reasonable C&R agreements in place to protect future
	LAND-I					\$1.75	
ADR Industrial Park, Lot 9	SALE	121,532				\$121,532	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.00	
ADR Industrial Park, Lot 10	SALE	122,404				\$183,605	Phase 1, scheduled for 2014. Level and graded lot with all utilities to the property line. Street will be extended according
	LAND-I					\$1.50	
ADR Industrial Park, Lot 7	SALE	135,036				\$236,313	Phase 2, Level and graded lot with all utilities to the property line. Street will be extended according to future interest. This
	LAND-I					\$1.75	
ADR Industrial Park, Lot 7 & 8	SALE	216,057				\$325,000	Confirm Price, Fronts on NW Cat Ct. with frontage on US 75
	LAND-I					\$1.50	



SW 57th St Industrial Tract Hwy 75 bypass (NW Corner) SW 57th St, Topeka,

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST Agent: Eller, Ed
 Note This is an ideal site for industrial users looking for drive-by exposure, easy highway access, mainly level ground, ready-to-build location which has available electric, gas and water to the site. Sewer near property. 2016 RE Taxes \$970.78

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
57th and Hwy. 75 NWC - 3 ACRES TRACT B	SALE	130,680				\$100,000	3 acre portion of Tract B within a large industrial site at the NW corner of Hwy 75 and 57th st. Exact dimensions/size to be
	LAND-I					\$0.77	
57th and Hwy. 75 NWC - 5 ACRES TRACT A	SALE	217,800				\$435,600	5 acre portion of Tract A within a large industrial site at the NW corner of Hwy 75 and 57th St. Tract A can offer 57th & 75
	LAND-I					\$2.00	
57th and Hwy. 75 NWC - 10 ACRES TRACT	SALE	435,600				\$225,000	10 acre portion of Tract B within a industrial site at the NW corner of Hwy 75 and 57th St. Exact dimensions/size to be
	LAND-I					\$0.52	
57th and Hwy. 75 NWC - 13 ACRES TRACT	SALE	566,280				\$849,420	Entire 13 acres of Tract A within a large industrial site at the NW corner of Hwy 75 and 57th St. Tract A offers 57th & 75
	LAND-I					\$1.50	
57th and Hwy. 75 NWC - 76 ACRES	SALE	3,397,680				\$1,000,000	Large industrial site at the NW corner of hwy 75 and 57th St. Tract A offers 57th & 75 frontage/visibility. Exact
	LAND-I					\$0.29	

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* - (TERMS) G=Gross, NNN=Triple Net. ADJUSTMENTS INCLUDE:
 J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
 S=Structural Repairs, CAM =Common Area Maintenance, T=Taxes, I=Insurance,
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57th and Burlingame (SE Corner) 57th St S Burlingame Rd, Topeka, KS 66619

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST

Agent: Morse, Mike

Note 2016 RE Taxes: \$1,032.54

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
57th & Burlingame - Corner Lot	SALE	435,600				\$325,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70. City of Topeka Water does not provided above
	LAND-I					\$0.75	
57th & Burlingame, SW Middle Lot	SALE	522,720				\$230,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70.
	LAND-I					\$0.44	
57th & Burlingame, West 15 Acres	SALE	653,400				\$300,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70.
	LAND-I					\$0.46	
57th & Burlingame, East 15 Acres	SALE	653,400				\$300,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70.
	LAND-I					\$0.46	
57th & Burlingame, Southern Tract	SALE	1,176,120				\$200,000	Industrial Land with bordering Burlingame Rd. 57th street, and Hwy 75. Site provides excellent access to Hwy 75 and then I-
	LAND-I					\$0.17	
57th & Burlingame (SE Corner) -ALL	SALE	3,397,680				\$735,000	Excellent site adjacent to Hwy. 75 interchange and minutes from I-470/70. Frontage on Burlingame and 57th street and
	LAND-I	IndustrialLand, Sp				\$0.22	



NE Grantville Rd, Topeka, KS 66608

Type Land-I TotalSqFt Class Sector Zoning I-2 HEAVY INDUST

Agent: Eller, Ed

Note 2016 RE Taxes: \$71.44

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
NE Grantville Rd	SALE	118,919				\$75,000	Cash
	LAND-I					\$0.63	Lot is an irregular lot, approximately 256'x543' along the north ROW of Grantville Rd. Adjoining lot to the north is also for sale



845 NE Hwy 24, Topeka, KS 66608

Type Land-I TotalSqFt Class Sector NE Zoning I-2 HEAVY INDUST

Agent: Eller, Ed

Note 2016 RE Taxes: \$4,207.48

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
845 NE Hwy 24	SALE	121,532				\$229,500	Cash
	LAND-I					\$1.89	Site includes 42,700+/- sq. ft. of asphalt, 1,800+/- sq. ft. fenced area, and a pole light. Site is currently leased month to month



Hwy 75 & 77th Street 77th St SW Hwy 75, Topeka, KS 66546

Type Land-I TotalSqFt Class Sector S Zoning RR-1 RESID RESERVE

Agent: Morse, Mike

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Hwy 75 & 77th St: Site A Divided	SALE	141,570				\$130,000	77th & Hwy-75 diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe rail crosses southern
	LAND-I					\$0.92	
Hwy 75 & 77th St: Site A	SALE	326,700				\$185,000	77th & Hwy-75 diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe rail crosses southern
	LAND-I					\$0.57	
Hwy 75 & 77th St: Site B	SALE	25,221,240				\$5,790,000	77th & Hwy-75 diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe rail crosses southern
	LAND-I					\$0.23	



Southwest Industrial Plaza -Subdivision 2 57th SW Randolph Ave, Topeka, KS

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Total 9+/- acres for Lot 1, Block B and Lot 2 Block A and B; 2016 RE Taxes: \$205.50

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Lot 2, Block B - Randolph & 57th	SALE	131,333		\$0.00		\$70,000	Developed sites. No specials. No sewer, requires septic system. Located on Randolph north of 57th. There are several
	LAND-I			\$0		\$0.53	
Lot 2, Block A - Randolph & 57th	SALE	131,377		\$0.00		\$70,000	Developed sites. No specials. No sewer, requires septic system. Located on Randolph north of 57th. There are several
	LAND-I			\$0		\$0.53	
Lot 1, Block A - Randolph & 57th	SALE	131,551		\$0.00		\$70,000	Developed sites. No specials. No sewer, requires septic system. Located on Randolph north of 57th. There are several
	LAND-I			\$0		\$0.53	



McElroy Site 14th NW Saline St, Topeka, KS 66618

Type Land-I TotalSqFt Class B Sector N Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note 2016 RE Taxes (Both Tracts) \$152.62

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
NW Saline - Tract A	SALE	51,400				\$100,000	Cash
	LAND-I					\$1.95	1.17+/- acre lot located in North Topeka, south of Kriz-Davis Co. in Topeka Chamber Industrial Park on Saline St. 2016 RE
NW Saline - Tract B	SALE	203,425				\$250,000	Cash
	LAND-I					\$1.23	4.67+/- acre lot located in North Topeka, south of Kriz-Davis Co. in Topeka Chamber Industrial Park at the corner of Saline
NW Saline - Tract A and B	SALE	254,825				\$320,000	Cash
	LAND-I					\$1.26	Combination of Tract A and B located in North Topeka, south of Kriz-Davis Co. in Topeka Chamber Industrial Park at the



South Topeka Industrial Plaza No 2 54th SW Topeka Blvd, Topeka, KS 66609

Type Land-I TotalSqFt Class Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Two lots 3.72 and 1.47 acres; 2016 RE Taxes \$2,767.26

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
54th St and S Topeka - 5 acre Site	SALE	227,543				\$275,000	
	LAND-I					\$1.21	Excellent light industrial site with retail frontage on South Topeka Blvd. All utilities in place, level and graded site. Ideal

Propert Type: **Land-O**



12th and Fairlawn NEC Fairlawn NEC SW 12th St, Topeka, KS 66606

Type Land-O TotalSqFt Class Sector SW Zoning O&I-1 OFFICE AND INST

Agent: Morse, Mike

Note The seller has extensively worked with a local engineer and architect which will make developing the site very easy. 2016 RE Taxes: \$814.94

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
12th & Fairlawn NEC	SALE	31,141				\$120,000	
	LAND-O					\$3.85	Offering great office frontage; 174.6' on Fairlawn and 183' on 12th Street. This location offers easy access to I-70 and I-470.



Westridge Business Park Land 6346 SW 21st St, Topeka, KS 66604

Type Land-O TotalSqFt Class Sector W Zoning O&I-1 OFFICE AND INST

Agent: Morse, Mike

Note 21st Street is expanded to 5 lanes from Arvonvia to Indian Hills Road;

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6346 SW 21st	SALE	51,400				\$257,000	
	LAND-O					\$5.00	Nice lot with 21st street frontage. 21st street is expanded to five lanes per .25 cent sales tax. Site includes constructed drive



Mission Woods Urish Rd (NW Corner) SW 29th St, Topeka, KS 66614

Type Land-O TotalSqFt Class Sector SW Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note SW Topeka location mostly Medical & General office park with wooded lots and exposure to Urish & 29th St.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2810 SW Mission Woods Drive - 1	SALE	77,049				\$95,000	
	LAND-O					\$1.23	Medical office site on Urish and adjacent to woods. Price includes some existing parking and shared drives.
6640 SW Mission Drive - 13 & 14	SALE	124,460				\$75,000	
	LAND-O					\$0.60	Professional office site located at 29th & Urish with views into wooded areas. Price includes parking Lot and shared drives.



Cedar Crest Office Park Fairlawn SW 6th Ave, Topeka, KS 66604

Type Land-O TotalSqFt Class Sector W Zoning O&I-1 OFFICE AND INST

Agent: Morse, Mike

Note Located on the Gateway to St. Francis Medical Complex. Ready to build office sites with frontage on I-70 and 6th Street. The office park is across the street from the Governor's Mansion and Cedar Crest Park with walking trails, ponds, and biking trails;

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Cedar Crest Office Park, Lot 6	SALE	30,162				\$143,270	Cash at Clos .692+/- acres of great office land with frontage 6th Street. Adjacent to the new St. Francis hospital campus.
	LAND-O					\$4.75	
Cedar Crest Office Park, Lot 10	SALE	32,251				\$169,318	Cash at Clos .740+/- acres of great office land with I-70 & Fairlawn visibility.
	LAND-O					\$5.25	
Cedar Crest Office Park, Lot 8	SALE	36,834				\$174,962	Cash at Clos .846+/- acres of great office land with 6th Street access.
	LAND-O					\$4.75	
Cedar Crest Office Park, Lot 7	SALE	39,014				\$185,317	Cash at Clos .896+/- acres of great office land with 6th Street frontage. Adjacent to the new St. Francis hospital campus.
	LAND-O					\$4.75	
Cedar Crest Office Park, Lot 9	SALE	39,031				\$204,913	Cash at Clos .896+/- acres of great office land with I-70 & Fairlawn visibility.
	LAND-O					\$5.25	
Cedar Crest Office Park, Lot 1	SALE	41,665				\$197,908	Cash at Clos Possible bank location with .956+/- acres of great office land with frontage 6th Street. Adjacent to Security Benefit and the
	LAND-O					\$4.75	
6th & Fairlawn & I-70, Lot 2	SALE	46,666				\$221,664	Cash at Clos 1.07+/- acres of great office land. Adjacent to Security Benefit.
	LAND-O					\$4.75	
6th & Fairlawn & I-70, Lot 4	SALE	50,446				\$239,619	Cash at Clos 1.16+/- acre interior site with 6th Street access and immediate access to I-70.
	LAND-O					\$4.75	
6th & Fairlawn & I-70, Lot 11	SALE	51,375				\$269,719	Cash at Clos Possible bank site. 1.18+/- acres with I-70 & 6th Street frontage.
	LAND-O					\$5.25	



American National Red Cross 3551 SW Fairlawn, Topeka, KS 66614

Type Land-O TotalSqFt Class Sector SW Zoning C-4 COMMERCIAL

Agent: Morse, Mike

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3551 SW Fairlawn	SALE	56,827				\$170,500	Cash This is a 1.3+/- acre ready to build office site with great Fairlawn frontage. 263' of frontage on Fairlawn Road.
	LAND-O					\$3.00	



Fairlawn and 34th - New Construction 3420 SW Fairlawn Rd, Topeka, KS 6661

Type Land-O TotalSqFt Class A Sector SW Zoning Mixed

Agent: Morse, Mike

Note 2016 RE Taxes \$11,568.74

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3400 SW Fairlawn	SALE	80,525				\$385,000	Large commercial frontage lot at 34th and Fairlawn Rd.
	LAND-O					\$4.78	
3400 SW Fairlawn	SALE	80,525				\$385,000	Large commercial frontage lot at 34th and Fairlawn Rd.
	LAND-R					\$4.78	
3400 SW Fairlawn	SALE	287,000				\$1,200,000	Site is zoned C-1 on frontage and O&I - 2 in the rear with multifamily zoning on north against houses.
	LAND-O					\$4.18	
3400 SW Fairlawn	SALE	287,000				\$1,200,000	Site is zoned C-1 on frontage and O&I - 2 in the rear with multifamily zoning on north against houses.
	LAND-R					\$4.18	



Corporate Meadows Office Park Wanamaker SW I-70, Topeka, KS 66604

Type Land-O TotalSqFt Class A Sector W Zoning O&I-3 OFFICE AND INST

Agent: Morse, Mike

Note NE CORNER; 2016 RE Taxes: \$5,539.16

Suite/Lot Tenant	Status Use	Sq Ft Sub-Use	Base/SF Base/Mo	Add/SF Add/Mo	Total/SF Total/Mo	Price Price/SF	Terms
Corporate Meadows, Blk A or B	SALE LAND-O	43,560				\$196,020 \$4.50	Division of any of the larger lots at Corporate Meadows. Seller must approve location.
Corporate Meadows, Blk A or B	SALE LAND-O	65,340				\$294,030 \$4.50	Division of any of the larger lots at Corporate Meadows. Seller must approve location.
Corporate Meadows, Lot 5, Blk A	SALE LAND-O	94,961		\$0.00 \$0		\$664,726 \$7.00	Located on the NW corner of I-70 and Wanamaker Rd. Excellent retail opportunity.
Corporate Meadows, Lot 5, Blk A	SALE LAND-R	94,961		\$0.00 \$0		\$664,726 \$7.00	Located on the NW corner of I-70 and Wanamaker Rd. Excellent retail opportunity.
Corporate Meadows, Lot 3, Blk B	SALE LAND-O	104,544		\$0.00 \$0		\$470,000 \$4.50	Located across from River Hill Shopping Center. This lot provides excellent visibility and can be divided.
Corporate Meadows Lot 1, Block B	SALE LAND-O	121,532				\$546,896 \$4.50	Interior lot adjacent to new Social Security building and across the street from WIBW.
Corporate Meadows, Lot 2 Blk A	SALE LAND-O	178,160		\$0.00 \$0		\$801,720 \$4.50	Very nice lot backing up to the Kansas History Museum's Tall Grass Prairie. Lot can be divided.
Corporate Meadows, Lot 3, Blk A	SALE LAND-O	262,667				\$1,182,001 \$4.50	Very nice lot backing up to the Kansas History Museum's Tall Grass Prairie and I-70. Lot can be divided.
Corporate Meadows, Lot 1, Blk A	SALE LAND-O	361,548				\$1,626,966 \$4.50	Located at the north end of Wanamaker, 8.3 acre site with I-70 frontage. Site can be divided. Fully developed site ready fo
Corporate Meadows, Remaining Lots	SALE LAND-O	1,176,129				\$3,528,387 \$3.00	Remaining Undeveloped Land. Approximately 27acres. All roads and utilities in place. No specials.

KANSAS COMMERCIAL PROPERTY LISTINGS



Kanza Business and Technology Park MacVicar Ave SW Kanza Dr, Topeka, KS

Type Land-O TotalSqFt Class Sector MT Zoning PUD PLANNED UNIT DEVE

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Center092	SALE	40,075				\$140,263	Cash
	LAND-O					\$3.50	
Center115	SALE	50,094				\$175,329	Cash
	LAND-O					\$3.50	
East133	SALE	57,935				\$202,772	Cash
	LAND-O					\$3.50	
East137	SALE	59,677				\$208,870	Cash
	LAND-O					\$3.50	
Center138	SALE	60,113				\$210,394	Cash
	LAND-O					\$3.50	
Center142	SALE	61,855				\$216,492	Cash
	LAND-O					\$3.50	
East160	SALE	69,696				\$243,936	Cash
	LAND-O					\$3.50	
East175	SALE	76,230				\$266,805	Cash
	LAND-O					\$3.50	
South204	SALE	88,862				\$311,017	Cash
	LAND-O					\$3.50	
NE247	SALE	107,593				\$376,576	Cash
	LAND-O					\$3.50	
Center258	SALE	112,385				\$393,347	Cash
	LAND-O					\$3.50	
Center260	SALE	113,256				\$396,396	Cash
	LAND-O					\$3.50	
Center261	SALE	113,692				\$397,922	Cash
	LAND-O					\$3.50	
South272	SALE	118,483				\$414,691	Cash
	LAND-O					\$3.50	
Center325	SALE	141,570				\$495,495	Cash
	LAND-O					\$3.50	
East334	SALE	145,490				\$509,215	Cash
	LAND-O					\$3.50	
West358	SALE	155,945				\$467,834	Cash
	LAND-O					\$3.00	
West409	SALE	178,160				\$534,481	Cash
	LAND-O					\$3.00	
West418	SALE	182,081				\$546,242	Cash
	LAND-O					\$3.00	
West521	SALE	226,948				\$680,000	Cash
	LAND-O					\$3.00	



Wanamaker Land - 6 Acres 300 SW Wanamaker Rd, Topeka, KS 66606

Type Land-O TotalSqFt Class Sector W Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note 2016 RE Taxes: \$2,203.98

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
300 SW Wanamaker Rd - 6 Acres	SALE	285,754				\$1,971,703	6.54+/- acres located off north Wanamaker Road, just north of Security Benefit Group, Hollywood 14 Theater, Tallgrass
	LAND-R					\$6.90	
300 SW Wanamaker Rd - 6 Acres	SALE	285,754				\$1,971,703	6.54+/- acres located off north Wanamaker Road, just north of Security Benefit Group, Hollywood 14 Theater, Tallgrass
	LAND-O					\$6.90	



30th Terr and Wanamaker - Land 30th Terrace SW Wanamaker Rd, Topeka, K

Type Land-O TotalSqFt Class Sector SW Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note 2016 RE Taxes: \$19,191.41

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
30th Terr & Wanamaker, Block B-Lot 5	SALE	28,774				\$86,322	Nice office lot with immediate access to Wanamaker.
	LAND-O					\$3.00	
Block B Lots 1 & 2	SALE	72,704				\$654,336	C-2 zoned site adjacent to new Hy-Vee. Wanamaker frontage
	LAND-R					\$9.00	
30th Terr & Wanamaker, Block B-Lot 1-4	SALE	135,549				\$948,843	C-2 zoned site adjacent to new Hy-Vee. Wanamaker frontage.
	LAND-R					\$7.00	
30th Terr & Wanamaker, TOTAL LAND	SALE	164,323				\$920,209	Retail and office lots. Excellent traffic counts and national retail neighbors. Immediate access to Wanamaker.
	LAND-O					\$5.60	

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J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
S=Structural Repairs, CAM =Common Area Maintenance, T=Taxes, I=Insurance,
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38th and Wanamaker 38th SW Wanamaker Rd, Topeka, KS 66610

Type Land-O TotalSqFt Class Sector SW Zoning PUD PLANNED UNIT DEVE
 Note 2016 RE Taxes: \$6,698.30

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
38th & Wanamaker - 1 acre site	SALE	43,540				\$175,000	Excellent location with Wanamaker frontage. Land is on the east side of the street just south of the Penwell Gable site. Site
	LAND-O					\$4.02	
38th & Wanamaker-2 acre site	SALE	87,080				\$324,900	Excellent location with Wanamaker frontage. Land is on the east side of the street just south of the Penwell Gable site.
	LAND-O					\$3.73	

Propert Type: **Land-R**

45th and California SE Corner California (SE Corner) SE 45th St, Topeka, KS 66

Type Land-R TotalSqFt Class Sector S Zoning C-2 COMMERCIAL
 Note 6.54 acres, 60, 450 ft R/W; 2016 RE Taxes total \$5,362.79 (RE Taxes \$1,162.28/Spec \$4,200.51)

Agent: Eller, Ed

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
45th and California (SE Corner) - Lot 2	SALE	44,986				\$175,900	Lot east of Jakes, Fronts on 45th St., Zoned C-2 Commercial, access per plat will be granted upon realignment of Jakes
	LAND-R					\$3.91	
45th and California (SE Corner) - Lot 3a	SALE	71,990				\$249,900	360 ft frontage on California Ave, shared drive with Dollar General Zoned C-2 Commercial. Buyer pays for platting.
	LAND-R					\$3.47	
45th and California (SE Corner)- 3	SALE	240,236				\$359,900	Fully Platted site, utilities are to the site and it is relatively flat with minimal grading and drainage at the SE corner of 45th
	LAND-R	RetailLand, Specul				\$1.50	
45th and California (SE Corner)- 3	SALE	285,222				\$475,000	New Dollar General on hard corner, fully platted site, utilities are to the site and it is relatively flat with minimal grading and
	LAND-R					\$1.67	



Former Johnsons Body Shop 2504 SE 6th Ave, Topeka, KS 66607-1693

Type Land-R TotalSqFt 34,848 Class B Sector E Zoning C-4 COMMERCIAL
 Note Automobile Service Garage; 2016 RE Taxes \$4,962.68

Agent: Eller, Ed

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2504 SE 6th	SALE	19,602				\$69,900	Cash at Clos Small retail lot, NW corner of 6th and Golden.
	LAND-R					\$3.57	



SEC Land 29TH Croco Rd, Topeka, KS 66605

Type Land-R TotalSqFt Class Sector SE Zoning C-2 COMMERCIAL
 Note 2016 RE Taxes: \$5,373.16

Agent: Rezac, Mark

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
29th & Croco SE corner pad site	SALE	55,641				\$305,000	Cash at closi Pad site along SE 29th east of Croco Rd. Approximately 1.27+/- acres. Thunderbird Shopping Center to the south, Cotton
	LAND-R					\$5.48	



Lyman Rd and NW Topeka Blvd Land NW Lyman Rd, Topeka, KS 66608

Type Land-R TotalSqFt Class Sector NW Zoning I-1 LIGHT INDUST
 Note Zoned I-1, Light Industrial and part of Parcel B is zoned C-4, Commercial;2016 RE Taxes \$6,686.94

Agent: Rezac, Mark

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
Parcel A - Lyman Rd	SALE	78,408				\$233,655	Cash Parcel with frontage on Lyman Road. 1.8+/- acres
	RETAIL					\$2.98	
Parcel B - Elm Row	SALE	89,298				\$215,000	NNN-RS Parcel with frontage on Elm Row. 2.05+/- acres
	RETAIL					\$2.41	
Parcel A and B - Lyman Rd	SALE	167,706				\$350,000	Cash Combination of Parcel A and B
	RETAIL					\$2.09	



Briggs 1st Addition 3847 SW Topeka Blvd, Topeka, KS 66609

Type Land-R TotalSqFt Class Sector SW Zoning C-4 COMMERCIAL, R1
 Note 2016 RE Taxes: \$24,717.76

Agent: Eller, Ed

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3847 SW Topeka Blvd	SALE	627,621				\$3,100,000	Cash 14+/- acres available for land development opportunity at the corner of I-470 and Topeka Blvd.
	LAND-R					\$4.94	

Propert Type: **MultiFamily**



Youth Center 2600 SE 23rd, Topeka, KS 66605

Type MultiFamily TotalSqFt **25,011** Class C Sector SE Zoning R-1 SINGLE FAM
 Note Year Built 1969 206 RE Taxes \$14,639.66

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2600 SE 23rd	SALE	25,011				\$525,000	Cash
	OFFICE					\$20.99	Former youth center consisting of 2 buildings on 3.64+/- acres at SE 23rd and Highland Ave.
2600 SE 23rd	LEASE	25,011	\$5.00	\$3.00	\$8.00		NNN-RS
	OFFICE		\$10,421	\$6,253	\$16,674		Former youth center consisting of 2 buildings on 3.64+/- acres at SE 23rd and Highland Ave.



400 NW Northern Sky Drive, Topeka, KS 66617

Type MultiFamily TotalSqFt Class Sector N Zoning M-2, PUD
 Note Year Built 2010; 6 Buildings, 4 units each - Bldgs 400, 405, 410, 415, 420, 425 NW Northern Sky Drive 2016 RE Taxes \$25,201.60

Agent: Rezac, Mark

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
400 NW Northern Sky Drive	SALE	24				\$3,125,000	Cash
	INVESTMENT-MF					\$130,208.33	24 slab on grade townhomes Rent: \$900/mo

Propert Type: **Office**



5100 SW 10th Ave, Topeka, KS 66604

Type Office TotalSqFt **6,321** Class B Sector W Zoning O&I-2 OFFICE AND INST
 Note Built 1978 2016 RE Taxes \$10,201.26

Agent: Lundeen, Brady

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5100 SW 10th, Lower Level	LEASE	745	\$14.00	\$0.00	\$14.00		G-J
	OFFICE		\$869	\$0	\$869		3 offices with reception. Access to large conference room and restrooms.



Multi-tenant Office Building 5709 SW 21st St, Topeka, KS 66604

Type Office TotalSqFt **7,784** Class B Sector W Zoning PUD PLANNED UNIT DEVE
 Note 2016 RE Taxes \$11,597.04, Built 1965

Agent: Lundeen, Brady

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5709 SW 21st St, Suite 106	LEASE	160	\$15.00	\$0.00	\$15.00		G-J
	OFFICE		\$200	\$0	\$200		Single Office. Access to break room and restrooms.
5709 SW 21st St, Suite 105B	LEASE	275	\$15.50	\$0.00	\$15.50		G-J
Month to Month Tenant	OFFICE		\$355	\$0	\$355		Contact agent for availability. Single office with window. Access to break room and restrooms.
5709 SW 21st St, Suite 105A	LEASE	390	\$14.75	\$0.00	\$14.75		G-J
	OFFICE		\$479	\$0	\$479		Large office with ample storage and windows. Access to break room and restrooms.
5709 SW 21st St, Suite 105	LEASE	665	\$14.00	\$0.00	\$14.00		G-J
	OFFICE		\$776	\$0	\$776		Contact agent for availability. 2 large offices with ample storage. Access to break room and



WELLS FARGO/PROGRESSIVE 6342 SW 21st St, Topeka, KS 66615

Type Office TotalSqFt **9,630** Class A Sector W Zoning O&I-1 OFFICE AND INST
 Note Built 2001 2016 RE Taxes \$75,297.02

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6342 SW 29th - Lower Level	LEASE	2,729	\$17.00	\$0.00	\$17.00		G-J
Progressive	OFFICE		\$3,866	\$0	\$3,866		Excellent office space with 21st street signage. Multiple offices, reception, break room, and storage.



SHUNGA PROPERTIES 5020 SW 28th St, Topeka, KS 66614

Type Office TotalSqFt **7,466** Class B Sector SW Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note Multi-level office building with suites overlooking the picturesque Shunga park. Southwest location adjacent to 29th & Fairlawn as well as I-470. Great access to all of Topeka. Main level conference room available for all tenants. 2016 RE Taxes \$14,740.20

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5020 28th, LL -NE Corner Suite 14	LEASE	500	\$11.00	\$0.00	\$11.00		G-J,IM Office with large storage closets
	OFFICE		\$458	\$0	\$458		
5020 SW 28th, Suite 11	LEASE	700	\$8.50	\$0.00	\$8.50		G-J Lower level space with a window, Two offices and a reception area. Wall between offices has been removed.
	OFFICE		\$496	\$0	\$496		
5020 SW 28th, Suite 16	LEASE	700	\$9.00	\$0.00	\$9.00		G-J Two offices & reception. Nice limestone wall. Lower level space.
	OFFICE		\$525	\$0	\$525		
5020 SW 28th, Suite 202	LEASE	710	\$13.00	\$0.00	\$13.00		G-J Nice Finished space on second level, with large private office and reception
	OFFICE		\$769	\$0	\$769		
5020 SW 28th, Suite 201	LEASE	1,450	\$12.00	\$0.00	\$12.00		G 2nd floor space - 4 to 5 offices, reception, storage, and kitchen. Great view overlooking Shunga park. First Floor
	OFFICE		\$1,450	\$0	\$1,450		
5020 SW 28th, 2nd Floor	LEASE	2,160	\$11.00	\$0.00	\$11.00		G-J Multiple offices, large windows, reception, work rooms, and a large deck overlooking Shunga Creek and park.
	OFFICE		\$1,980	\$0	\$1,980		



OFFICE BUILDING 2300 SW 29th, Topeka, KS 66611

Type Office TotalSqFt **11,000** Class B Sector S Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note Year Built 1980 2016 RE Taxes \$26,472.88

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2300 SW 29th, Suite 124	LEASE	940	\$14.50	\$0.00	\$14.50		G-J Great small office space with three offices, storage, kitchenette, and large reception. 29th street signage available.
	OFFICE		\$1,136	\$0	\$1,136		



2400 SW 29th St, Topeka, KS 66611

Type Office TotalSqFt **17,044** Class B Sector S Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note Office Building - Low rise, 1 to 4 stories. 2016 RE Taxes \$28,791.88. Built 1974

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2400 SW 29th, Suite 126B	LEASE	1,120	\$14.00	\$0.00	\$14.00		G-J Great space overlooking Shunga Park with floor to ceiling windows across the north wall for tons of natural light.
	OFFICE		\$1,307	\$0	\$1,307		
2400 SW 29th, Suite 236	LEASE	2,000	\$14.00	\$0.00	\$14.00		G-J, Main level space, multiple offices, reception, storage and break room. Landlord will modify space to meet tenant's needs.
	OFFICE		\$2,333	\$0	\$2,333		



3300 SW 29th St, Topeka, KS 66614

Type Office TotalSqFt **6,608** Class C Sector S Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note Office Building - New Owner! Spaces/Building is going to be fully updated with new roof, windows, parking, landscaping, HVAC, electrical, etc. Excellent 29th street signage/visibility and front door parking. 2016 RE Taxes \$6,826.16

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3300 SW 29th, Suite 200	LEASE	1,100	\$14.00	\$0.00	\$14.00		G-U,J,IM New Owner! - Space/Building is going to be fully updated with new roof, windows, parking, landscaping, HVAC, electrical.
foot1	OFFICE		\$1,283	\$0	\$1,283		
3300 SW 29th, Suite 300	LEASE	1,125	\$14.00	\$0.00	\$14.00		G-U,J,IM New Owner! - Space/Building is going to be fully updated with new roof, windows, parking, landscaping, HVAC, electrical.
foot1	OFFICE		\$1,313	\$0	\$1,313		
3300 SW 29th, Suite 100	LEASE	2,200	\$14.00	\$0.00	\$14.00		G-U,J,IM New Owner! - Space/Building is going to be fully updated with new roof, windows, parking, landscaping, HVAC, electrical.
	OFFICE		\$2,567	\$0	\$2,567		
3300 SW 29th, Suite 100 & 200 (East)	LEASE	3,300	\$14.00	\$0.00	\$14.00		G-U,J,IM New Owner! - Space/Building is going to be fully updated with new roof, windows, parking, landscaping, HVAC, electrical.
	OFFICE		\$3,850	\$0	\$3,850		
3300 SW 29th, Suite 100/200/300	LEASE	4,425	\$14.00	\$0.00	\$14.00		G-U,J,IM New Owner! - Space/Building is going to be fully updated with new roof, windows, parking, landscaping, HVAC, electrical.
	OFFICE		\$5,163	\$0	\$5,163		



5942 SW 29th St, Topeka, KS 66614

Type Office TotalSqFt **5,940** Class B Sector SW Zoning O&I-1 OFFICE AND INST

Agent: Morse, Mike

Note Year Built 1982. 2016 RE Taxes \$14,224.18

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5942 SW 29th, North Entrance	LEASE	2,970	\$13.50	\$0.00	\$13.50		G-J-U Multiple offices, reception, conference room, bullpen and work area. Front door parking Signage available on 29th street.
Kansas Family Partnership	OFFICE		\$3,341	\$0	\$3,341		

KANSAS COMMERCIAL PROPERTY LISTINGS



6220 SW 29th St, Topeka, KS 66614

Type Office TotalSqFt 14,745 Class B Sector SW Zoning C-4 COMMERCIAL

Agent: Morse, Mike

Note 2016 RE Taxes \$31,738.30 Built 1980

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6220 SW 29th - North Central	LEASE	550	\$18.00	\$0.00	\$18.00		G-J Two room office suite. On grade access, front door parking, 29th & Wanamaker location.
	OFFICE		\$825	\$0	\$825		
6220 SW 29th - Middle	LEASE	1,520	\$14.00	\$4.14	\$18.14		NNN-RS 29th street frontage and signage with front door parking. Space may be divided. Vanilla shell provided. Need to confirm
	OFFICE		\$1,773	\$524	\$2,298		
6220 SW 29th - Middle	LEASE	1,520	\$14.00	\$4.14	\$18.14		NNN-RS 29th street frontage and signage with front door parking. Space may be divided. Vanilla shell provided. Need to confirm
	RETAIL		\$1,773	\$524	\$2,298		
6220 SW 29th St Suite 202	LEASE	4,000	\$18.00	\$0.00	\$18.00		G-J-IM First floor space with front door parking and 29th street signage located on the north end of bldg. Space is ideal for
	OFFICE		\$6,000	\$0	\$6,000		



ASSOCIATED GEN CONTRACTOR 200 SW 33rd St, Topeka, KS 66611

Type Office TotalSqFt 3,686 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Morse, Mike

Note Year Built 1970 2016 RE Taxes \$7,318.04

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
200 SW 33rd	SALE	3,686				\$245,000	Cash Excellent small office building that is designed to be a multi-tenant bldg. or single tenant. Large windows, concrete
	OFFICE					\$66.47	



Ambassador Building 220 SW 33rd St, Topeka, KS 66611-2230

Type Office TotalSqFt 7,622 Class C Sector S Zoning I-1 LIGHT INDUST

Agent: Morse, Mike

Note Built in 1960; 2016 RE Taxes: \$5,726.46

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
220 SW 33rd St-2nd Floor NEC	LEASE	290	\$10.35	\$0.00	\$10.35		G-J-IM Private office suite
	OFFICE		\$250	\$0	\$250		
220 SW 33rd St-2nd Floor NWC	LEASE	290	\$10.35	\$0.00	\$10.35		G-J-IM Private office suite.
	OFFICE		\$250	\$0	\$250		
220 SW 33rd St-2nd Floor NWC	LEASE	750	\$10.00	\$0.00	\$10.00		G-J-IM 3 private offices. Additional office space available.
	OFFICE		\$625	\$0	\$625		
220 SW 33rd St-2nd Floor North	LEASE	1,400	\$9.00	\$0.00	\$9.00		G-J-IM 6+ Offices, 2 shared restrooms. 130 sf minimum divisible.
	OFFICE		\$1,050	\$0	\$1,050		
220 SW 33rd, 1st Floor East	LEASE	1,445	\$11.00	\$0.00	\$11.00		G-J-IM 3 or more offices with large reception area, kitchenette, conference room, and storage
	OFFICE		\$1,325	\$0	\$1,325		
220 SW 33rd St	SALE	6,150				\$155,000	Building with multiple offices, reception, storage, and basement. Parking in the rear of the building and Street
	OFFICE					\$25.20	



1605 SW 37th St, Topeka, KS 66611

Type Office TotalSqFt 2,280 Class B Sector S Zoning PUD PLANNED UNIT DEVE

Agent: Lundeen, Brady

Note Office Building - Low Rise - 1 to 4 stories. Built 1984; 2016 RE Taxes \$4,302.84

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1605 SW 37th St, Unit 1	SALE	2,280				\$110,000	Three level office space with multiple offices and windows. Has kitchenette, restrooms, and lower level patio/garden area.
	OFFICE					\$48.25	



Icon 900 SW 39th St, Topeka, KS 66609

Type Office TotalSqFt 15,002 Class B Sector S Zoning C-3 COMMERCIAL

Agent: Lundeen, Brady

Note Built 1969

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
900 SW 39th - Divided East	LEASE	1,150	\$14.00	\$0.00	\$14.00		G-less-J,IM Multiple offices, reception, and conference room
	OFFICE	Office, OfficeFlexl	\$1,342	\$0	\$1,342		
900 SW 39th - Divided West	LEASE	1,980	\$14.00	\$0.00	\$14.00		G-less-J,IM Multiple offices, reception, conference room, and large bullpen/work area.
	OFFICE		\$2,310	\$0	\$2,310		
900 SW 39th	LEASE	3,130	\$14.00	\$0.00	\$14.00		G-less-J,IM Multiple offices, conference room, and large bullpen/work area.
	OFFICE		\$3,652	\$0	\$3,652		

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* - (TERMS) G=Gross, NNN=Triple Net. ADJUSTMENTS INCLUDE:
J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
S=Structural Repairs, CAM =Common Area Maintenance, T=Taxes, I=Insurance,
All Property information 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.

KANSAS COMMERCIAL PROPERTY LISTINGS



1303 SW 42nd St, Topeka, KS 66609

Type Office TotalSqFt **2,511** Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Morse, Mike

Note Office Building - Built in 1969; 2016 RE Taxes \$5,620.92

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1303 SW 42nd	LEASE	2,500	\$12.00	\$0.00	\$12.00		G-J-U
	OFFICE		\$2,500	\$0	\$2,500		Free standing building, private entrance, signage, Multiple offices, reception, large parking lot with great access to I-470
1303 SW 42nd	SALE	5,022				\$225,000	Free Standing building - 1 + acre lot zoned Light Industrial - Half the building is a basement with a concrete deck. Ideal for
	OFFICE					\$44.80	
1303 SW 42nd	SALE	5,022				\$225,000	Free Standing building - 1 + acre lot zoned Light Industrial - Half the building is a basement with a concrete deck. Ideal for
	INDUSTRIAL					\$44.80	



THATCHER BLDG 217 SE 4th St, Topeka, KS 66603

Type Office TotalSqFt **43,456** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Office Building built 1967; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
217 SE 4th	LEASE	11,000	\$13.00	\$0.00	\$13.00		G-J
TFI	OFFICE		\$11,917	\$0	\$11,917		One floor of the building. Offices around the exterior and large cube spaces in the middle. Good parking.
217 SE 4th - Two Floors	LEASE	22,000	\$13.00	\$0.00	\$13.00		G-J
TFI	OFFICE		\$23,833	\$0	\$23,833		Full building. 11,000 +/- per floor. Good parking and great access to I-70. High ceilings, open cube spaces as well as
217 SE 4th	LEASE	43,456	\$13.00	\$0.00	\$13.00		G-J
TFI	OFFICE		\$47,077	\$0	\$47,077		Full building. 11,000 +/- per floor. Good parking and great access to I-70. High ceilings, open cube spaces as well as



DBI Building 107 SW 6th Ave, Topeka, KS 66603

Type Office TotalSqFt **22,420** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Rezac, Mark

Note Built in 1925; Located in BID District. 2016 RE Taxes \$22,765.88

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
107 SW 6th, Suite 102 (West)	LEASE	2,819	\$14.00	\$0.00	\$14.00		G-J-U
	RETAIL		\$3,289	\$0	\$3,289		Space will be remodeled in 2017. High ceilings, exposed spiral ductwork, large windows, exposed stone/brick. Very unique
107 SW 6th, Suite 102 (West)	LEASE	2,819	\$14.00	\$0.00	\$14.00		G-J-U
	OFFICE		\$3,289	\$0	\$3,289		Space will be remodeled in 2017. High ceilings, exposed spiral ductwork, large windows, exposed stone/brick. Very unique



Columbian Building 112 SW 6th Ave, Topeka, KS 66603-3842

Type Office TotalSqFt **32,812** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note 2016 RE Taxes: \$26,361.08 Built 1888; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
112 SW 6th, Suite 506	LEASE	485	\$13.50	\$0.00	\$13.50		G-J-IM
	OFFICE		\$546	\$0	\$546		2-3 offices and reception. Includes two parking stalls.
112 SW 6th, Suite 206	LEASE	505	\$13.50	\$0.00	\$13.50		G-less-J,IM
	OFFICE		\$568	\$0	\$568		3 offices with storage vault. Includes two parking stalls.
112 SW 6th, Suite 106	LEASE	519	\$11.50	\$0.00	\$11.50		G-less-J,IM
	OFFICE		\$497	\$0	\$497		Two offices, reception, and a storage vault. Includes two parking stalls.
112 SW 6th, Suite 409	LEASE	570	\$13.50	\$0.00	\$13.50		G-less-J,IM
Vacant-Conference Room	OFFICE		\$641	\$0	\$641		Large open office space, can be divided to create multiple offices and reception. Includes two parking stalls.
112 SW 6th, Suite 509 & 507	LEASE	691	\$14.50	\$0.00	\$14.50		G-J
Vacant	OFFICE		\$835	\$0	\$835		3 to 4 offices and reception with view of the State Capitol. Includes two parking stalls.
112 SW 6th, Suite 503 & 505	LEASE	765	\$12.50	\$0.00	\$12.50		G-J-IM
	OFFICE		\$797	\$0	\$797		Multiple offices and reception area. Includes two parking stalls.
112 SW 6th, Suite 503, 505, 506	LEASE	1,249	\$11.50	\$0.00	\$11.50		G-J-IM
	OFFICE		\$1,197	\$0	\$1,197		8+/- offices, reception areas, storage vaults. Includes three parking stalls.
112 SW 6th, Suite 503, 505, 506, 507, 509	LEASE	1,941	\$12.50	\$0.00	\$12.50		G-J-IM
	OFFICE		\$2,022	\$0	\$2,022		10+/- Offices, reception, sink, storage vaults and balcony. Includes four parking stalls.
112 SW 6th, 3rd Floor Divided	LEASE	2,000	\$13.00	\$0.00	\$13.00		
	OFFICE		\$2,167	\$0	\$2,167		Part of 3rd floor. Space may be increased or decreased. Historic property with tile floors, transome windows, tall
112 SW 6th, 3rd Floor Divided	LEASE	3,500	\$12.50	\$0.00	\$12.50		
	OFFICE		\$3,646	\$0	\$3,646		Part of 3rd floor. Space may be increased or decreased. Historic property with tile floors, transome windows, tall
112 SW 6th, Entire 3rd Floor	LEASE	4,281	\$12.00	\$0.00	\$12.00		G-J,IM
Vacant	OFFICE		\$4,281	\$0	\$4,281		Entire 3rd floor available with 15 private offices and 6 separate large reception areas. Class A space with beautiful wood work,

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Bryan, Lykins, Heitmanek, Fincher PA 222 SW 7th St, Topeka, KS 66603

Type Office TotalSqFt **23,100** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Built 1925; 2016 RE Taxes: \$38,409.84; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
222 SW 7th, 2nd Floor	LEASE	3,500	\$13.00	\$0.00	\$13.00		Portion of the 2nd floor. Multiple offices, reception, conference and bullpen area. Some parking spaces included.
USDA	OFFICE		\$3,792	\$0	\$3,792		
222 SW 7th, 2nd Floor	LEASE	5,750	\$13.00	\$0.00	\$13.00		Half of the 2nd floor with excellent views of the Capitol. Multiple offices, reception, conference and bullpen area.
USDA	OFFICE		\$6,229	\$0	\$6,229		
222 SW 7th, 2nd Floor	LEASE	8,000	\$13.00	\$0.00	\$13.00		Portion of the 2nd floor. Multiple offices, reception, conference and bullpen area. Some parking spaces included.
USDA	OFFICE		\$8,667	\$0	\$8,667		
222 SW 7th, 2nd Floor	LEASE	11,500	\$13.00	\$0.00	\$13.00		G-J Full floor with excellent views of the Capitol. Multiple offices, reception, conference and bullpen area. Some parking spaces
USDA	OFFICE		\$12,458	\$0	\$12,458		
222 SW 7th	SALE	23,000				\$1,500,000	Cash Two story office building with excellent views of the Capitol. Multiple offices, reception, conference and bullpen area.
	OFFICE					\$65.22	
222 SW 7th, Full Bldg.	LEASE	23,000	\$14.50	\$0.00	\$14.50		G-J Lease includes up to 80 parking stalls. Two story office building with excellent views of the Capitol. Multiple offices, reception,
USDA	OFFICE		\$27,792	\$0	\$27,792		



5219 SW 7th St, Topeka, KS 66606

Type Office TotalSqFt **800** Class B Sector W Zoning C-4 COMMERCIAL

Agent: Lundeen, Brady

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5219 SW 7th St	LEASE	800	\$14.25	\$0.00	\$14.25		G-J-U-IM Free-standing building with reception area, two private offices, restroom, break room with sink, work/storage area
	OFFICE		\$950	\$0	\$950		
5219 SW 7th St	LEASE	800	\$14.25	\$0.00	\$14.25		G-J-U-IM Free-standing building with reception area, two private offices, restroom, break room with sink, work/storage area
	RETAIL		\$950	\$0	\$950		



CUMULUS BROADCASTING INC 5301 SW 7th St, Topeka, KS 66606

Type Office TotalSqFt **3,956** Class B Sector W Zoning O&I-2 OFFICE AND INST

Agent: Rezac, Mark

Note Year Built: 1983. 2016 RE Taxes \$8,305.78

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5301 SW 7th	SALE	3,956				\$265,000	Cash One story building with multiple offices, reception, and restroom.
	OFFICE					\$66.99	



AMERICAN HEART ASSOC. 5375 SW 7th St, Topeka, KS 66606

Type Office TotalSqFt **10,500** Class B Sector W Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note Year built: 1984 2016 RE Taxes \$42,736.52

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5375 SW 7th Lower Level Suite 700	LEASE	1,002	\$13.00	\$0.00	\$13.00		G-j-IM Available June 1. Lower level, NW corner, reception, office and large conference
	OFFICE		\$1,086	\$0	\$1,086		
5375 SW 7th Upper Level Suite 100	LEASE	1,508	\$13.00	\$0.00	\$13.00		G-J-IM Upper level, currently 2 large conference rooms that can be remodeled for office use.
	OFFICE		\$1,634	\$0	\$1,634		
5375 SW 7th Lower Level Suite 400	LEASE	2,813	\$13.00	\$0.00	\$13.00		G-J-IM Lower level, large reception area, 2 large office, bull pen area, storage and maintenance rooms. Can easily be remodeled
	OFFICE		\$3,047	\$0	\$3,047		
5375 SW 7th St	SALE	18,565				\$1,300,000	Cash Two story walk out building. Upper level currently has 2 tenants, American Heart Association & Comstock. Lower Level
	OFFICE	Office, OfficePriva				\$70.02	
4375 SW 7th - Land	SALE	83,356				\$133,000	Vacant land next to the American Heart Association Building.
	LAND-O					\$1.60	

KANSAS COMMERCIAL PROPERTY LISTINGS



Kansan Tower 100 SE 9th St, Topeka, KS 66612

Type Office TotalSqFt 127,304 Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Built 1930; 2016 RE Taxes \$93,429.54; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
100 SE 9th, 2nd Floor - Single Office	LEASE OFFICE	200	\$16.00 \$267	\$0.00 \$0	\$16.00 \$267	Gross	Single room office space. Can be increased to 2 or 3 offices. Fully updated with new carpet, paint, and new lighting.
100 SE 9th, 2nd Floor North - Central	LEASE OFFICE	535	\$16.00 \$713	\$0.00 \$0	\$16.00 \$713	Gross	Two offices and a reception in a building located only 1 block from the Capitol. Fully updated with new carpet, paint, and
100 SE 9th, 2nd Floor Center - West	LEASE OFFICE	1,916	\$13.00 \$2,076	\$0.00 \$0	\$13.00 \$2,076	G-J	Nicely finished space, with multiple offices, reception, Kansas Avenue views and only 1 block from the Capitol. Space will be
100 SE 9th, Suite 250	LEASE OFFICE	2,617	\$13.00 \$2,835	\$0.00 \$0	\$13.00 \$2,835	G-J	Nicely finished space with multiple offices and reception.
100 SE 9th, 5th floor East	LEASE	2,747	\$16.00	\$0.00	\$16.00	G-J	Very nice space with multiple offices, reception, conference room, work/break room and bullpen space. Windows on 3
Former KS Society of CPA's	OFFICE		\$3,663	\$0	\$3,663		
100 SE 9th, 3rd Floor - West	LEASE	6,500	\$16.00	\$0.00	\$16.00	G-J	Located in the heart of the DT entertainment district. Steps from the future Cyrus Hotel. Very nice office suite with
Cooper & Lee - AHNA	OFFICE		\$8,667	\$0	\$8,667		



Clubhouse Square Business Park 6301 SW 9th St, Topeka, KS 66615

Type Office TotalSqFt 5,497 Class B Sector W Zoning I-1 LIGHT INDUST - Confir

Agent: Morse, Mike

Note Year Built 1977

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6301 SW 9th	LEASE	4,002	\$15.00	\$0.00	\$15.00	G-J,IM	Will be available Summer 2017, dark rented for 2 yrs. Space has some furnishings very nicely finished, unique space. Great
Protection One	OFFICE		\$5,003	\$0	\$5,003		



Peoples Insurance Building 1414 SW Ashworth Pl, Topeka, KS 66604

Type Office TotalSqFt 17,576 Class A Sector W Zoning C-4 COMMERCIAL

Agent: Morse, Mike

Note Built 1998, 2 story building; 2016 RE Taxes \$65,195.34

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1414 SW Ashworth, Suite 150	LEASE OFFICE	1,200	\$24.00 \$2,400	\$0.00 \$0	\$24.00 \$2,400	G-J,IM	Main floor space in a Class A office building. Multiple offices, shared receptionist, conference room, work room &
1414 SW Ashworth, 1st Floor	LEASE OFFICE	5,200	\$22.00 \$9,533	\$0.00 \$0	\$22.00 \$9,533	G-J	Class A office space with multiple offices, reception, conference rooms, front door parking, wood finishes, crown
1414 SW Ashworth, Entire First Floor	LEASE OFFICE	7,200	\$22.00 \$13,200	\$0.00 \$0	\$22.00 \$13,200	G-J,IM	Main floor space in a Class A office building. Multiple offices, shared receptionist, conference room, work room &
1414 SW Ashworth Pl	SALE OFFICE	17,576				\$2,300,000 \$130.86	Cash Class A masonry and limestone office building with second level fully leased and first level available for an owner



Buchanan Center 1195 SW Buchanan, Topeka, KS 66604

Type Office TotalSqFt 6,202 Class B Sector MT Zoning R-2 SINGLE FAM

Agent: Morse, Mike

Note Built in 1900's

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1195 SW Buchanan, Suite 210	LEASE OFFICE	923	\$12.00 \$923	\$0.00 \$0	\$12.00 \$923	G-J	Great natural light with large windows, 12'+ ceilings, access to a large training room and full kitchen. Elevator building with
1195 SW Buchanan, Suite 220	LEASE OFFICE	1,230	\$12.00 \$1,230	\$0.00 \$0	\$12.00 \$1,230	G-J	Great natural light with large windows, 12'+ ceilings, access to a large training room and full kitchen. Multiple offices and
1195 SW Buchanan, Suite 210 & 220	LEASE OFFICE	2,153	\$12.00 \$2,153	\$0.00 \$0	\$12.00 \$2,153	G-J	Combination of Suites 210 & 220. Great natural light with large windows, 12'+ ceilings, access to a large training room



1207 SW Executive Dr, Topeka, KS 66615

Type Office TotalSqFt 15,752 Class A Sector W Zoning O&I-2 OFFICE AND INST, R

Agent: Morse, Mike

Note Office Building - Low Rise - 1 to 4 stories

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1207 SW Executive Dr - South Suite-Main L	LEASE OFFICE	2,500	\$18.00 \$3,750	\$0.00 \$0	\$18.00 \$3,750	G-J	Excellent class A space with multiple offices, reception, cube space, front door parking, I-470 access, and opportunity to
1207 SW Executive Dr - Main Level	LEASE OFFICE	3,750	\$18.00 \$5,625	\$0.00 \$0	\$18.00 \$5,625	G-J	Portion of a floor. Great building with views of the Kaw River Valley. Class A space with break area, gym, and conference
1207 SW Executive Dr - Main Level	LEASE OFFICE	5,000	\$17.50 \$7,292	\$0.00 \$0	\$17.50 \$7,292	G-J	Portion of a floor. Great building with views of the Kaw River Valley. Class A space with break area, gym, and conference
1207 SW Executive Dr - Main Level	LEASE OFFICE	7,500	\$17.00 \$10,625	\$0.00 \$0	\$17.00 \$10,625	G-J	Great building with views of the Kaw River Valley. Class A space with break area, gym, and conference facilities. Seconds
1207 SW Executive Dr - 1st & 2nd Floor	LEASE OFFICE	15,000	\$16.00 \$20,000	\$0.00 \$0	\$16.00 \$20,000	G-J	1st & 2nd Floor. Great building with views of the Kaw River Valley. Class A building with break area, gym, conference

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KANSAS COMMERCIAL PROPERTY LISTINGS



1725 SW Gage Blvd, Topeka, KS 66604

Type Office TotalSqFt **8,640** Class C Sector W Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note NEW ELEVATOR - .35 acres of land - Built in 1974; 2016 RE Taxes \$13,320.42

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1725 SW Gage, Second Floor	LEASE	900	\$9.00	\$0.00	\$9.00		G-J,IM	Division of Upper Level space with multiple offices, reception, break room, and storage. Front door parking with Gage Blvd.
	OFFICE		\$675	\$0	\$675			
1725 SW Gage, Second Floor	LEASE	1,400	\$8.57	\$0.00	\$8.57		G-J,IM	Division of Upper Level space with multiple offices, reception, break room, and storage. Front door parking with Gage Blvd.
	OFFICE		\$1,000	\$0	\$1,000			
1725 SW Gage	LEASE	2,800	\$12.00	\$0.00	\$12.00		G-J,IM	Need to confirm Pricing. Upper Level space with multiple offices, reception, break room, and storage. Front door
	OFFICE		\$2,800	\$0	\$2,800			



Twin Lakes 3360 SW Harrison St, Topeka, KS 66611

Type Office TotalSqFt **5,136** Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Morse, Mike

Note Built 1980; 2016 RE Taxes \$8,689.82

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3360 SW Harrison - 2nd Level	LEASE	2,700	\$10.67	\$0.00	\$10.67		G-J-IM	2nd level space with front door parking, multiple offices, reception, and private restrooms.
	OFFICE		\$2,401	\$0	\$2,401			



CRAWFORD OFFICE BUILDING 501 SW Jackson St, Topeka, KS 66603

Type Office TotalSqFt **22,043** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Built 1880;

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
501 SW Jackson, 3rd Floor - Divided	LEASE	2,500	\$14.00	\$0.00	\$14.00		G-J-IM	Beautiful historic building in excellent condition, high ceilings, large windows, great woodwork, transom windows, fully
	OFFICE		\$2,917	\$0	\$2,917			
501 SW Jackson, 3rd or 4th Floor	LEASE	5,000	\$14.00	\$0.00	\$14.00		G-J-IM	Beautiful renovated historic building in excellent condition, high ceilings, large windows, great woodwork, transom
	OFFICE		\$5,833	\$0	\$5,833			
501 SW Jackson, 3rd & 4th Floors	LEASE	10,000	\$14.00	\$0.00	\$14.00		G-J-IM	Beautiful historic building in excellent condition, high ceilings, large windows, great woodwork, transom windows, fully
	OFFICE		\$11,667	\$0	\$11,667			
501 SW Jackson, 3rd & 4th Floors	SALE	22,043		\$0.00		\$1,400,000	Cash	Beautiful historic building in excellent condition, high ceilings, large windows, great woodwork, transom indows, fully
	OFFICE			\$0		\$63.51		



AMERICAN LIFE INS 400 S Kansas Ave, Topeka, KS 66603

Type Office TotalSqFt **24,267** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note 2016 RE Taxes \$52,153.98; Built 1970; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
400 S. Kansas, Suite 200-Divided	LEASE	1,600	\$14.50	\$0.00	\$14.50		G-J	Division of Suite 200 - Multiple offices, reception, storage, large windows and free parking next to the building. Two
	OFFICE		\$1,933	\$0	\$1,933			
400 S. Kansas, Suite 200-Northeast Half	LEASE	1,864	\$14.50	\$0.00	\$14.50		G-J	Division of Suite 200 - Multiple offices, reception, storage, large windows and free
	OFFICE		\$2,252	\$0	\$2,252			
400 S. Kansas, Suite 200-Northwest Half	LEASE	2,598	\$14.50	\$0.00	\$14.50		G-J	Division of Suite 200 - Multiple offices, reception, storage, large windows and free
	OFFICE		\$3,139	\$0	\$3,139			
400 S. Kansas, Suite 200 - North Wing	LEASE	4,462	\$14.50	\$0.00	\$14.50		G-J	Division of Suite 200 - Multiple offices, reception, storage, large windows and free
	OFFICE		\$5,392	\$0	\$5,392			
400 S. Kansas, Suite 200	LEASE	5,088	\$14.50	\$0.00	\$14.50		G-J	Multiple offices, reception, storage, large windows and free parking next to the building. Two blocks from I-70. Excellent
	OFFICE		\$6,148	\$0	\$6,148			



KPERs 611 S Kansas Ave, Topeka, KS 66603

Type Office TotalSqFt **63,039** Class A Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Built 1984; Located in BID District.

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The Palace 709 S Kansas Ave, Topeka, KS 66603

Type Office TotalSqFt **7,176** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Rezac, Mark

Note Built 1908; Located in BID District; 2016 RE Taxes \$25,307.20

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
709 S Kansas 2nd floor West	LEASE	3,750	\$10.00	\$0.00	\$10.00		G-J-U-IM
	OFFICE		\$3,125	\$0	\$3,125		Historic Downtown retail building with classic, turn of the century interior details. Quality finishes without windows.
709 S Kansas 2nd floor East	LEASE	3,750	\$14.00	\$0.00	\$14.00		G-J-U-IM
	OFFICE		\$4,375	\$0	\$4,375		Class A offices overlooking Kansas Ave., beautiful wood trim, transom windows, crown molding, conference room, work
709 S Kansas Ave, 1st floor	LEASE	7,022	\$12.00	\$2.00	\$14.00		
	RETAIL		\$7,022	\$1,170	\$8,192		1st floor space at 709 Kansas Ave. Great location for a restaurant. Tenant receives vanilla shell. Owner very selective
709 S Kansas 2nd floor	LEASE	7,500	\$14.00	\$0.00	\$14.00		G-J-U-IM
	OFFICE		\$8,750	\$0	\$8,750		Class A space with beautiful wood trim, transom windows, crown molding, conference room, work room, and reception in



713 S Kansas Ave, Topeka, KS 66603

Type Office TotalSqFt **7,176** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Rezac, Mark

Note Downtown Row- Type StoreBuilt 1970; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
713 S. Kansas, 2nd Fl. East	LEASE	1,264	\$16.00	\$0.00	\$16.00		G-J-U
	OFFICE		\$1,685	\$0	\$1,685		Overlooks Kansas Ave with classic wood finish throughout the offices including light channels. Space will be updated by
713 S. Kansas, 2nd Fl. West	LEASE	1,385	\$14.00	\$0.00	\$14.00		G-J-U
	OFFICE		\$1,616	\$0	\$1,616		Kansas Ave building with classic wood finish throughout the offices including light channels. Space will be updated by
713 S. Kansas - Retail Frontage	LEASE	3,353	\$12.00	\$2.00	\$14.00		G-J-U
Former Marion Lane Candles	RETAIL		\$3,353	\$559	\$3,912		Kansas Ave building with classic wood finish throughout the offices including light channels. Space will be updated by



CROSBY PLACE 719 S Kansas Ave, Topeka, KS 66603

Type Office TotalSqFt **48,726** Class A Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Built 2009; 2016 RE Tax \$117,752.36

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
719 S. Kansas, Floor 2 East	LEASE	1,550	\$17.00	\$0.00	\$17.00		G-J
All Vacants	OFFICE	Office	\$2,196	\$0	\$2,196		Excellent DT space with direct access on each floor to attached parking garage. Landlord will finish the space for quality
719 S. Kansas, Floor 5 East	LEASE	3,000	\$18.00	\$0.00	\$18.00		G-J
All Vacants	OFFICE	Office	\$4,500	\$0	\$4,500		Rent is estimated based on New Tenant Improvements by LL. Approx SF. All floors are raw condition ready for Tenant's TI.
719 S. Kansas - 6th F	LEASE	5,000	\$18.00	\$0.00	\$18.00		G-J
	OFFICE		\$7,500	\$0	\$7,500		Top floor of the new Crosby building. Large windows overlooking the Capitol and Kansas Ave. Excellent DT space
719 S. Kansas, Floor 6	LEASE	7,372	\$17.00	\$0.00	\$17.00		G-J
All Vacants	OFFICE	Office	\$10,444	\$0	\$10,444		Excellent DT space with direct access on each floor to attached parking garage. Landlord will finish the space for quality
719 S. Kansas, Floor 5	LEASE	7,372	\$17.00	\$0.00	\$17.00		G
All Vacants	OFFICE	Office	\$10,444	\$0	\$10,444		Excellent DT space with direct access on each floor to attached parking garage. Landlord will finish the space for quality
719 S. Kansas, Combo of 5th & 6th floors	LEASE	14,744	\$17.00	\$0.00	\$17.00		G-J
All Vacants	OFFICE	Office	\$20,887	\$0	\$20,887		Top two floors of the building with great views of Kansas Ave. and the Capitol. Landlord will finish the space for quality



City Center Parking Garage & Office 825 S Kansas Ave, Topeka, KS 66612

Type Office TotalSqFt **80,664** Class A Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Built in 2002

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
825 S. Kansas - Suite 505 (Divided)	LEASE	1,550	\$16.00	\$0.00	\$16.00		G-J-IM
	OFFICE		\$2,067	\$0	\$2,067		Fantastic views of the Capitol building. Landlord will add offices and finish space to meet tenant needs for a quality
825 S. Kansas - Suite 502 (West)	LEASE	1,615	\$16.00	\$0.00	\$16.00		G-J-IM
	OFFICE		\$2,153	\$0	\$2,153		Class A space with Kansas Ave. views and great natural light. Mix of offices and cubes. Parking in garage underneath the
825 S. Kansas - Suite 505 (East)	LEASE	3,229	\$16.00	\$0.00	\$16.00		G-J-IM
	OFFICE		\$4,305	\$0	\$4,305		Class A space with huge windows, views north and south down Kansas Ave, multiple offices, reception, and break area.



Mills Building 901 S Kansas Ave, Topeka, KS 66612

Type Office TotalSqFt **105,368** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note 2016 RE Taxes \$144,953.04; Built 1911; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
901 S. Kansas - 1st Floor	LEASE	3,984	\$14.00	\$0.00	\$14.00		G-J,IM
	OFFICE		\$4,648	\$0	\$4,648		Fully updated heating/cooling/fire systems. Adjacent to the Capitol and numerous State offices. Large and numerous

KANSAS COMMERCIAL PROPERTY LISTINGS



6730 SW Mission View, Topeka, KS 66610

Type Office TotalSqFt **5,400** Class A Sector SW Zoning O&I-2 OFFICE AND INST
 Note Year Built: 1995; 2016 RE Taxes \$24,803.48

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6730 SW Mission View, Suite B (North)	LEASE	1,426	\$18.00	\$2.00	\$20.00		G-J-U-IM
	OFFICE		\$2,139	\$238	\$2,377		Half of east suite - Space can be expanded up to 2,957 sf. Great SW location at 29th & Urish with multiple offices/exam
6730 SW Mission View, Suite A (South)	LEASE	1,438	\$18.00	\$2.00	\$20.00		G-J-U-IM
	OFFICE		\$2,157	\$240	\$2,397		Half of east suite - Space can be expanded up to 2,957 sf. Great SW location at 29th & Urish with multiple offices/exam
6730 SW Misison View	LEASE	2,957	\$18.00	\$2.00	\$20.00		G-J-U-IM
	OFFICE		\$4,436	\$493	\$4,928		Space currently configured as medical space. Great SW location at 29th & Urish with multiple offices/exam rooms,



FRIENDS UNIVERSITY 2820 SW Mission Woods Dr, Topeka, KS 66614

Type Office TotalSqFt **8,019** Class B Sector SW Zoning PUD PLANNED UNIT DEVE
 Note Built 1996; 2016 RE Taxes addl parcel \$8,768.62

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2820 SW Mission Woods Dr.	LEASE	8,019	\$18.00	\$0.00	\$18.00		G-J
	OFFICE		\$12,029	\$0	\$12,029		Space divides naturally into a multi-tenant building.
2820 SW Mission Woods Dr	SALE	8,019				\$649,000	Cash
	OFFICE					\$80.93	29th & Urish in the heart of SW Topeka growth and medical services. Currently Friends University with large classrooms.



Murray & Sons Construction 3641 SW Plass Ave, Topeka, KS 66611

Type Office TotalSqFt **8,346** Class B Sector S Zoning O&I-2 OFFICE AND INST
 Note

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3641 SW Plass, Suite 100 Divided-East	LEASE	650	\$15.00	\$0.00	\$15.00		G-less-J,IM
	OFFICE		\$813	\$0	\$813		Main level office with nice windows, private restroom, and coffee bar.
3641 SW Plass, Suite 100 Divided-West	LEASE	940	\$15.00	\$0.00	\$15.00		G-less-J,IM
	OFFICE		\$1,175	\$0	\$1,175		Main level office space with full balcony across the rear of the space overlooking a creek. Multiple offices, conference,
3641 SW Plass, Suite 100 (South)	LEASE	1,606	\$14.50	\$0.00	\$14.50		G-J, IM
	OFFICE		\$1,941	\$0	\$1,941		Multiple offices, reception, break area, front door parking, 37th street signage, and private restrooms; overlooks trees



The Dibble Building 601 SE Quincy St, Topeka, KS 66603

Type Office TotalSqFt **13,000** Class B Sector DT Zoning C-5 COMMERCIAL
 Note Year Built 1900; 2016 RE Taxes \$20,534.64; Located in BID District.

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
123 SE 6th, Suite 220	LEASE	663	\$16.50	\$0.00	\$16.50		G-J-IM
	OFFICE		\$912	\$0	\$912		South office suite. Class A space with potential of two offices and a reception.



Former Southwestern Bell 823 SE Quincy St, Topeka, KS 66603

Type Office TotalSqFt **134,000** Class B Sector DT Zoning C-5 COMMERCIAL
 Note Year built 1951; 2016 RE Taxes \$32,182.89; Located in BID District.

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
823 SE Quincy	LEASE	12,200	\$16.00	\$0.00	\$16.00		G-J,IM
	OFFICE		\$16,267	\$0	\$16,267		One floor of the former SWB bldg. Up to 10 floors available. Landlord will modify the floor to meet tenant needs. 3 parking
823 SE Quincy	LEASE	36,000	\$16.00	\$0.00	\$16.00		G-J,IM
	OFFICE		\$48,000	\$0	\$48,000		Three floors of the former SWB bldg. Up to 10 floors available. Landlord will modify the floor to meet tenant
823 SE Quincy	LEASE	67,000	\$16.00	\$0.00	\$16.00		G-J,IM
	OFFICE		\$89,333	\$0	\$89,333		Available Immediately Multiple floors of the former SWB bldg. Up to 10 floors available. Landlord will modify the floor to
823 SE Quincy	LEASE	134,000	\$15.00	\$0.00	\$15.00		G-less-J,IM
	OFFICE		\$167,500	\$0	\$167,500		Will be vacant at closing. 22,000 s.f. lot size. Limited parking. 12, 200 +/- sf per floor



PEC 1263 SW Topeka Blvd, Topeka, KS 66612

Type Office TotalSqFt **8,051** Class B Sector MT Zoning O&I-2 OFFICE AND INST
 Note Office Building - Low Rise - 1 to 4 stories; 2016 RE Taxes \$16,563.72

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1263 S. Topeka Blvd.	SALE	8,051				\$470,000	Cash
	OFFICE					\$58.38	Updated one story building with excellent parking, Topeka Blvd. signage, quick access to the Capitol and I-70. Currently a

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MALMSTROM CHIROPRACTIC 1520 SW Topeka Blvd, Topeka, KS 66612

Type Office TotalSqFt **3,584** Class B Sector MT Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note Medical - Dental Office, Built in 1979; 2016 RE Tax \$12,044.76

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1520 SW Topeka Blvd.	LEASE	3,584	\$14.00	\$0.00	\$14.00		G-J Multiple offices, reception, conference rooms, Topeka Blvd. signage, expansive parking lot. Building was owner occupied
	OFFICE		\$4,181	\$0	\$4,181		
1520 SW Topeka Blvd.	SALE	3,584				\$275,000	Cash Owner occupy &/or designed to be a multi-tenant building to grow your business. Full basement with 9' ceilings that is
	OFFICE					\$76.73	



Palmer Leatherman and White 2348 SW Topeka Blvd, Topeka, KS 66611

Type Office TotalSqFt **19,208** Class B Sector S Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note Built 1985

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2348 SW Topeka, Suite 110	LEASE	2,381	\$15.50	\$0.00	\$15.50		G-J-IM First floor space with Topeka Blvd. signage, front door parking, multiple offices, large windows, and cube space.
Exelon	OFFICE		\$3,075	\$0	\$3,075		
2348 SW Topeka, Suite 110	LEASE	3,897	\$15.50	\$0.00	\$15.50		G-J-IM Combination of two spaces. Multiple window offices, break room, conference, reception, front door parking, Topeka Blvd.
Exelon	OFFICE		\$5,034	\$0	\$5,034		



CASSON BUILDING 603 SW Topeka Blvd, Topeka, KS 66603

Type Office TotalSqFt **23,732** Class C Sector DT Zoning C-5 COMMERCIAL

Agent: Eller, Ed

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
603 SW Topeka Blvd	SALE	23,732				\$275,000	Four story office building with elevator. 85 dedicated parking spaces.
	OFFICE	Investment, Value				\$11.59	
603 SW Topeka Blvd	SALE	40,125				\$275,000	Includes additional parcels
	LAND-R					\$6.85	



CHILDRENS ALLIANCE OF KAN 627 SW Topeka Blvd, Topeka, KS 66603

Type Office TotalSqFt **6,270** Class B Sector DT Zoning O&I-2 OFFICE AND INST

Agent: Lundeen, Brady

Note Built 1955; 2016 RE Taxes \$14,264.18; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
627 SW Topeka Blvd., Lowe Level	LEASE	850	\$9.88	\$0.00	\$9.88		G-J, IM 3 offices on lower lever with elevator access, restrooms, and access to conference room.
	OFFICE		\$700	\$0	\$700		



MULTI TENANT OFFICE 4121 SW Twilight Dr, Topeka, KS 66614

Type Office TotalSqFt **6,124** Class C Sector SW Zoning PUD PLANNED UNIT DEVE

Agent: Lundeen, Brady

Note Built 1969; 2016 RE Taxes \$8,249.94

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4121 SW Twilight Dr, Suite 2	LEASE	205	\$15.22	\$0.00	\$15.22		G-J Single Office with window and access to common area restrooms.
	OFFICE		\$260	\$0	\$260		
4122 SW Twilight Dr, Suite 8	LEASE	500	\$15.00	\$0.00	\$15.00		G-J 2nd level space with sky light and windows.
	OFFICE		\$625	\$0	\$625		
4121 SW Twilight Dr, Suite 3	LEASE	510	\$15.06	\$0.00	\$15.06		G-J Two private offices with private restroom.
	OFFICE		\$640	\$0	\$640		
4124 SW Twilight Dr	LEASE	630	\$15.24	\$0.00	\$15.24		G-J Large area with two to three private offices, private patio, restroom, and kitchenette
	OFFICE		\$800	\$0	\$800		
4121 SW Twilight Dr, Suite 7	LEASE	715	\$15.06	\$0.00	\$15.06		G-J Multiple offices with reception area, storage, and kitchenette.
	OFFICE		\$897	\$0	\$897		



Network Plus 3003 SW Van Buren St, Topeka, KS 66611

Type Office TotalSqFt **4,650** Class B Sector S Zoning C-4 COMMERCIAL

Agent: Eller, Ed

Note 2016 RE taxes: \$11,049.04; Built 1976

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3003 Van Buren	LEASE	1,800	\$12.00	\$0.00	\$12.00		G-J-U-IM Space features 2 private offices, open work area, basement storage, front door parking. Shared restrooms, break room
Network Plus	OFFICE		\$1,800	\$0	\$1,800		
3003 Van Buren	LEASE	2,450	\$12.00	\$0.00	\$12.00		G-J-U-IM Eight plus offices, conference room, break room, storage, front door parking, and bullpen area.
Network Plus	OFFICE		\$2,450	\$0	\$2,450		
3003 SW Van Buren	SALE	4,650				\$299,500	Cash Flex Space, Currently built out as 8-10 offices, conference room, storage, front door parking, work room, breakroom, and
	OFFICE					\$64.41	
3003 Van Buren	LEASE	4,650	\$10.06	\$0.00	\$10.06		G-J-U-IM Flex Space, Currently built out as 8-10 offices, conference room, storage, front door parking, work room, breakroom, and
Community Bankers	OFFICE		\$3,900	\$0	\$3,900		

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KANSAS COMMERCIAL PROPERTY LISTINGS



St. Joseph Catholic School & Convent 304 SW Van Buren St, Topeka, KS 66603

Type Office TotalSqFt 19,395 Class D Sector DT Zoning O&I-2 OFFICE AND INST
 Note Built 1912

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
304 SW Van Buren	SALE	24,970				\$185,000	Historic St. Joseph School. The building can be added to the Historic Landmarks to achieve 45% tax credit for remodel. High
	OFFICE					\$7.41	
304 SW Van Buren	SALE	24,970				\$185,000	Historic St. Joseph School. The building can be added to the Historic Landmarks to achieve 45% tax credit for remodel. High
	RETAIL					\$7.41	



2945 SW Wanamaker Dr, Topeka, KS 66614

Type Office TotalSqFt 8,160 Class B Sector SW Zoning O&I-2 OFFICE AND INST
 Note

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2945 SW Wanamaker Dr., South	LEASE	1,100	\$18.00	\$0.00	\$18.00		G-J,IM Building under exterior & interior remodel!! Private entrance, front door parking, Wanamaker Dr. signage, multiple offices,
	OFFICE		\$1,650	\$0	\$1,650		
2945 SW Wanamaker Dr., North	LEASE	2,550	\$18.00	\$0.00	\$18.00		G-J,IM Exterior offices around a bullpen that can be turned into a large conference room. Front door parking and signage
	OFFICE		\$3,825	\$0	\$3,825		
2945 SW Wanamaker Dr., North and South	LEASE	4,024	\$18.00	\$0.00	\$18.00		G-J, IM Offices around the exterior with cubicle space in the interior. Front door parking, conference room and break room.
	OFFICE		\$6,036	\$0	\$6,036		



2947 SW Wanamaker Dr 2947 SW Wanamaker Dr, Topeka, KS 66614

Type Office TotalSqFt 26,128 Class B Sector SW Zoning O&I-2 OFFICE AND INST, P
 Note

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2947 Wanamaker Dr., Second floor East	LEASE	4,200	\$14.00	\$0.00	\$14.00		G-J Main floor space with offices around the exterior, conference room in center, and reception. Nice space. Front door
	OFFICE		\$4,900	\$0	\$4,900		
2947 SW Wanamaker Dr, 1st Flr, West	LEASE	6,000	\$16.00	\$0.00	\$16.00		G-J 1st Floor, West Wing - verify SF
	OFFICE		\$8,000	\$0	\$8,000		Square footage is 6k - 8k and currently verify size with an
2947 SW Wanamaker Dr, 2nd Flr, West	LEASE	6,000	\$16.00	\$0.00	\$16.00		G-J 2nd Floor, West Wing - verify SF
	OFFICE		\$8,000	\$0	\$8,000		



Hatcher Consultants 2955 SW Wanamaker Dr, Topeka, KS 66614

Type Office TotalSqFt 7,420 Class B Sector SW Zoning O&I-2 OFFICE AND INST
 Note

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2955 SW Wanamaker Dr. Suite A	LEASE	2,100	\$15.50	\$0.00	\$15.50		G-J Very nice space, offices around the exterior, break room, large conference room, and reception.
Hatcher Consultants	OFFICE		\$2,713	\$0	\$2,713		
2955 SW Wanamaker Dr. Suite B	LEASE	2,500	\$15.50	\$0.00	\$15.50		G-J,IM Main level space with front door parking. 7 offices, reception, conference, breakroom, and a large deck off of three offices.
	OFFICE		\$3,229	\$0	\$3,229		
2955 SW Wanamaker Dr., Suite A&B	LEASE	4,600	\$15.50	\$0.00	\$15.50		G-J,U,IM Very nice space, offices around the exterior, break room, large conference room, and reception
Heritage Mental Health	OFFICE		\$5,942	\$0	\$5,942		



1100 SW Wanamaker Rd, Topeka, KS 66604

Type Office TotalSqFt 26,000 Class B Sector W Zoning C-4 COMMERCIAL
 Note Year Built 1985; Elevator access to all levels. 2016 RE Taxes \$39,847.16

Agent: Morse, Mike

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1100 Wanamaker, Suite 2	LEASE	750	\$14.50	\$0.00	\$14.50		G-J Two offices, reception, and work room. Wanamaker signage available as well as great access to I-470/I-70 and retail
	OFFICE		\$906	\$0	\$906		
1100 Wanamaker, Suite 10	LEASE	962	\$14.00	\$0.00	\$14.00		G-J Four offices, reception, and work room. Wanamaker signage available as well as great access to I-470/I-70 and retail
	OFFICE		\$1,122	\$0	\$1,122		
1100 Wanamaker, Suite 7	LEASE	1,300	\$15.00	\$0.00	\$15.00		G-J Three to four windowed offices, reception, and storage. Wanamaker signage available as well as great access to I-470/I-
	OFFICE		\$1,625	\$0	\$1,625		
1100 Wanamaker, Suite 105	LEASE	1,400	\$15.00	\$0.00	\$15.00		G-J Multiple offices, reception, conference room, front door parking, and wanamaker signage.
	OFFICE		\$1,750	\$0	\$1,750		
1100 Wanamaker, Suite 8	LEASE	1,444	\$13.50	\$0.00	\$13.50		G-J Multiple offices, area to add break room, bullpen space. Wanamaker signage available as well as great access to I-470/I-
	OFFICE		\$1,625	\$0	\$1,625		

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Sunflower Bank Building 2641 SW Wanamaker Rd, Topeka, KS 66614

Type Office TotalSqFt **32,136** Class A Sector SW Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2641 SW Wanamaker Rd - Record Storage	LEASE	200	\$12.00	\$0.00	\$12.00		Basement, unfinished space. Conditioned Record Storage 200 sq. ft. up to 1,000 sq. ft. with elevator access.
	OFFICE		\$200	\$0	\$200		
2641 SW Wanamaker - 1st Floor Divided	LEASE	5,000	\$21.50	\$0.00	\$21.50		Space Available 9-1-2017.
Baker	OFFICE		\$8,958	\$0	\$8,958		First floor space with Wanamaker signage and great access to
2641 SW Wanamaker - 1st Floor Divided	LEASE	7,500	\$21.50	\$0.00	\$21.50		Space Available 9-1-2017.
Baker	OFFICE		\$13,438	\$0	\$13,438		First floor space with Wanamaker signage and great access to
2641 SW Wanamaker - 1st Floor Space	LEASE	10,000	\$21.50	\$0.00	\$21.50		Space Available 9-1-2017.
Baker University	OFFICE		\$17,917	\$0	\$17,917		First floor space with Wanamaker signage and great access to



Crosswinds Center 1131 SW Winding Rd, Topeka, KS 66615

Type Office TotalSqFt **36,198** Class B Sector W Zoning C-4 COMMERCIAL

Agent: Morse, Mike

Note Year Built 2006; 2016 RE Taxes: \$168,443.14

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1131 SW Winding Rd., Suites 300	LEASE	1,250	\$15.00	\$0.00	\$15.00		Open retail or office space with private office, restroom, and storage. Space is unfinished. Tenant finish is negotiable.
	OFFICE		\$1,563	\$0	\$1,563		
1131 SW Winding Rd., Suites 300	LEASE	1,250	\$15.00	\$0.00	\$15.00		Open retail or office space with private office, restroom, and storage. Space is unfinished. Tenant finish is negotiable.
	RETAIL		\$1,563	\$0	\$1,563		
1131 SW Winding Rd., Suites 400	LEASE	1,283	\$15.00	\$0.00	\$15.00		4 private offices with reception area, restroom, and kitchenette
	OFFICE		\$1,604	\$0	\$1,604		
1131 SW Winding Rd., Suites 400	LEASE	1,283	\$15.00	\$0.00	\$15.00		4-5 private offices with reception area, restroom, and kitchenette
	RETAIL		\$1,604	\$0	\$1,604		
1131 SW Winding Rd., Suites 300-400	LEASE	2,533	\$14.50	\$0.00	\$14.50		Combination of Suites 300 and 400 to include multiple offices. - Excellent access to I-470/I-70 & Wanamaker Corridor,
	OFFICE		\$3,061	\$0	\$3,061		
1131 SW Winding Rd., Suites 300-400	LEASE	2,533	\$14.50	\$0.00	\$14.50		Combination of Suites 300 and 400 to include multiple offices.
	RETAIL		\$3,061	\$0	\$3,061		



2933 SW Woodside Dr, Topeka, KS 66614

Type Office TotalSqFt **8,000** Class C Sector SW Zoning PUD PLANNED UNIT DEVE

Agent: Morse, Mike

Note 2016 RE Taxes \$24,558.94 Built 1987

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2933 Woodside Dr. Suite 105-B	LEASE	640	\$12.00	\$0.00	\$12.00		Shared office space, one office, reception, and shared conference room & break room.
	OFFICE		\$640	\$0	\$640		

Propert Type: **Other**



Weslyan Church 2121 SW Harrison St, Topeka, KS 66611

Type Other TotalSqFt **8,994** Class B Sector MT Zoning M-1 TWO FAM

Agent: Eller, Ed

Note

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2121 SW Harrison	SALE	8,994				\$375,000	Price reduced from \$380,000. Church and Parsonage. Stone buildings.
	OTHER					\$41.69	



Rochester Grade School 3421 NW Rochester, Topeka, KS 66617

Type Other TotalSqFt **25,000** Class Sector NW Zoning RR-1 RESID RESERVE

Agent: Rezac, Mark

Note 4.51 acres; Built 1952

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3421 NW Rochester Rd	SALE	25,000				\$600,000	Available 2016, 4.51+/- acres, elementary school
	OFFICE					\$24.00	
3421 NW Rochester Rd	SALE	25,000				\$600,000	Available 2016, 4.51+/- acres, elementary school
	RETAIL					\$24.00	

Propert Type: **Other - Asebly Hall**



Masonic Temple 214 SW 14th St, Topeka, KS 66612

Type Other - Asseby Hall TotalSqFt **3,588** Class C Sector MT Zoning M-2 MULT FAM

Agent: Eller, Ed

Note Fraternal Institution; 2016 RE Taxes \$3,714.20

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
214 SW 14th	SALE	3,588				\$133,200	Cash
	OFFICE					\$37.12	Full basement not included in building SF.

Proper Type: Retail



KWIK SHOP 2277 SW 10th Ave, Topeka, KS 66604

Type Retail TotalSqFt **2,107** Class B Sector MT Zoning C-2 COMMERCIAL

Agent: Rezac, Mark

Note Convenience Store; Built 1979; 2016 R.E. Taxes \$7,914.04

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2277 SW 10th	LEASE	2,107	\$11.00	\$4.06	\$15.06		NNN-RS
	RETAIL		\$1,931	\$713	\$2,644		Former convenience store. Canopy, pumps, and tanks will be removed.
2277 SW 10th	SALE	2,107				\$150,000	Cash
	RETAIL					\$71.19	Former convenience store. Canopy, pumps, and tanks will be removed.



Seabrook Shopping Center Gage Blvd (NW Corner) SW 21st St, Topeka, KS 66

Type Retail TotalSqFt **73,083** Class B Sector W Zoning C-4 COMMERCIAL, R1

Agent: Rezac, Mark

Note Grocery anchored strip center. Great visibility and traffic count; 2016 RE Taxes \$131,400.68

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1917 & 1919 SW Gage Blvd (Sub-lease)	LEASE	3,254	\$6.50	\$3.37	\$9.87		NNN-R-S
US Martial Arts	OFFICE		\$1,763	\$914	\$2,676		North end cap at Seabrook Shopping Center. Former US Maratial Arts space. Open floor plan and ready for retail or
1917 & 1919 SW Gage Blvd (Sub-lease)	LEASE	3,254	\$6.50	\$3.37	\$9.87		NNN-R-S
US Martial Arts	RETAIL		\$1,763	\$914	\$2,676		North end cap at Seabrook Shopping Center. Former US Maratial Arts space. Open floor plan and ready for retail or



Shawnee Plaza 1707 SE 29th St, Topeka, KS 66605

Type Retail TotalSqFt **9,600** Class B Sector SE Zoning C-2 COMMERCIAL

Agent: Rezac, Mark

Note Built 1989; 2016 RE Taxes \$20,234.56

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1707 SE 29th St Suite 500	LEASE	1,200	\$8.00	\$4.80	\$12.80		NNN-RS
foot1	RETAIL		\$800	\$480	\$1,280		West side of Cash 2 Go. Open floor plan.\$20/mo trash service fee, Invoiced for water and trash
1707 SE 29th Street Suites 300 and 400	LEASE	2,400	\$8.00	\$4.80	\$12.80		NNN-RS
Former SERC	RETAIL		\$1,600	\$960	\$2,560		Combination of 2 suites in the middle of the Center. Open floor plan. \$20/mo trash service fee, Invoiced for water and
1707 SE 29th Street Suites 300 400 500	LEASE	3,600	\$8.00	\$4.80	\$12.80		NNN-RS
	RETAIL		\$2,400	\$1,440	\$3,840		Combination of 3 suites in the middle of the Center. 29th Street visibility. Open floor plan with many possibilities.
1707 SE 29th Street	SALE	10,000				\$650,000	cash at closi
	Retail	Retail, RetailNeigh				\$65.00	Need to talk to agent.



Thunderbird Shopping Center 3627 SE 29th St, Topeka, KS 66605

Type Retail TotalSqFt **19,865** Class B Sector SE Zoning C-2 COMMERCIAL

Agent: Rezac, Mark

Note Retail center at SE corner of 29th and Croco Rd., Built 2006; 2.83+/- acres 2016 RE Taxes \$81,440.86

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3627 SE 29th Street suite 113	LEASE	1,200	\$13.00	\$6.86	\$19.86		NNN-RS
foot1	RETAIL		\$1,300	\$686	\$1,986		Hearing Aid store has vacated. Next to Ling's and Lenahan's.
3627 SE 29th Suite 106	LEASE	1,300	\$13.00	\$6.86	\$19.86		NNN-RS
Former Ice & Olives	RETAIL		\$1,408	\$743	\$2,152		Open floor plan with two restrooms. Between the Liquor Store and SERC Physical Therapy.



Foxcross Shopping Center Wanamaker Rd (SE CORNER) SW 29th St, Topeka, K

Type Retail TotalSqFt **32,721** Class B Sector SW Zoning C-4 COMMERCIAL; PUD

Agent: Rezac, Mark

Note Anchoring south end of the Wanamaker Corridor this center provides high traffic exposure, easy access to I-470, and quality residential housing surrounds the area; 2016 RE Taxes \$118,960.72

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2940 SW Wanamaker Suite 160	LEASE	4,255	\$12.00	\$6.01	\$18.01		NNN-RS
	RETAIL		\$4,255	\$2,131	\$6,386		Former Fashion Exchange at Foxcross Shopping Center. Next to Pella Windows.

KANSAS COMMERCIAL PROPERTY LISTINGS



WHITE LAKES PLAZA STRIP 921 SW 37th Terr, Topeka, KS 66611

Type Retail TotalSqFt 14,848 Class B Sector S Zoning C-4 COMMERCIAL

Agent: Lundeen, Brady

Note Strip Store Built 1972
2016 RE Taxes \$21,194.30

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
911 SW 37th St, Suite E	LEASE	1,200	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open area with one office/storage room. Men's and women's restrooms.
	OFFICE		\$850	\$0	\$850		
911 SW 37th St, Suite E foot1	LEASE	1,200	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open area with one office/storage room, and men's and women's restrooms.
	RETAIL		\$850	\$0	\$850		
911 SW 37th St, Suite D	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM
	OFFICE		\$1,133	\$0	\$1,133		
921 SW 37th St, Suite A	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open office or retail area. Two offices, men's & women's restrooms, storage, and kitchenette.
	RETAIL		\$1,133	\$0	\$1,133		
911 SW 37th St, Suite D	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open area with men's and women's restrooms.
	RETAIL		\$1,133	\$0	\$1,133		
921 SW 37th St, Suite A	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open office or retail area. Two offices, men's & women's restrooms, storage, and kitchenette.
	OFFICE		\$1,133	\$0	\$1,133		
921 SW 37th St, Suite C	LEASE	2,000	\$8.50	\$0.00	\$8.50		G-J-U-IM 6 to 8 offices with reception, 2 restrooms, and storage.
	RETAIL		\$1,417	\$0	\$1,417		
921 SW 37th St, Suite C	LEASE	2,000	\$8.50	\$0.00	\$8.50		G-J-U-IM 6 to 8 offices with reception, 2 restrooms, and storage.
	OFFICE		\$1,417	\$0	\$1,417		
911 SW 37th St, Suite A, B, & C	LEASE	4,500	\$8.50	\$0.00	\$8.50		G-J-U-IM 2,000 sq.ft. bullpen area with 2 large rooms, private office/reception, men's and women's restrooms and break
	RETAIL		\$3,188	\$0	\$3,188		
911 SW 37th St, Suite A, B, & C	LEASE	4,500	\$8.50	\$0.00	\$8.50		G-J-U-IM 2,000 sq.ft. bullpen area with 2 large rooms, private office/reception, men's and women's restrooms and break
	OFFICE		\$3,188	\$0	\$3,188		
911 SW 37th St, entire building	LEASE	7,424	\$8.50	\$0.00	\$8.50		G-J-U-IM Freestanding office building, Large open areas, showroom windows, covered walk way at entrance. 40+/- parking spaces.
	RETAIL		\$5,259	\$0	\$5,259		
911 SW 37th Combination	LEASE	9,000	\$8.50	\$0.00	\$8.50		G-J-U-IM Combination of two buildings. Entire 911 bldg as well as some SF in the 921 bldg.
	RETAIL		\$6,375	\$0	\$6,375		
911-921 SW 37th St, White Lakes Plaza Stri	SALE	14,848				\$550,000	Cash Two freestanding office buildings include large open areas, showroom windows, covered walk way at entrance. 75 +/-
	OFFICE					\$37.04	
911-921 SW 37th St, White Lakes Plaza Stri	SALE	14,848				\$550,000	Cash Two freestanding office buildings include large open areas, showroom windows, covered walk way at entrance. 75 +/-
	RETAIL					\$37.04	



115 SE 6th Ave, Topeka, KS 66603-3505

Type Retail TotalSqFt 5,135 Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Rezac, Mark

Note Year Built: 1880; Downtown Row- Type Store; 2016 RE Taxes \$4,204.92

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
115 SE 6th	LEASE	3,135	\$5.74	\$0.00	\$5.74		G-J-U-IM There is approximately 1,200 sq. ft. of mezzanine at the back half of the space. Open floor plan with hardwood floors
	RETAIL		\$1,500	\$0	\$1,500		



STANLEY FLOWERS 1300 SW 6th Ave, Topeka, KS 66606

Type Retail TotalSqFt 10,950 Class B Sector MT Zoning X1

Agent: Rezac, Mark

Note Built 1957; 2016 RE Taxes: \$12,228.72;

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1300 SW 6th	SALE	10,950				\$275,000	Cash Property, formerly Stanley Flowers, features retail store and greenhouse (1,380+/- sf).
	OFFICE					\$25.11	
1300 SW 6th	SALE	10,950				\$275,000	Cash Property, formerly Stanley Flowers, features retail store and greenhouse (1,380+/- sf).
	RETAIL					\$25.11	



Johnny Carinos, formerly 6130 SW 6th Ave, Topeka, KS 66615

Type Retail TotalSqFt 6,668 Class A Sector W Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note Built 2005; 2016 RE Taxes: \$61,559.32

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6130 SW 6th Street	SALE	6,722				\$599,000	Cash Former Johnny Carinos restaurant ready for a change in use. The site consists of 1.46 acres and is the front pad at the
Former Johnny Carinos	OFFICE					\$89.11	
6130 SW 6th St	SALE	6,722				\$599,000	Cash Price Reduced. The site consists of 1.46 acres and is the front pad at the entrance to a proposed 150,000 square feet open
	RETAIL					\$89.11	

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* - (TERMS) G=Gross, NNN=Triple Net. ADJUSTMENTS INCLUDE:
J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
S=Structural Repairs, CAM =Common Area Maintenance, T=Taxes, I=Insurance,
All Property information 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.



Gizmo Pictures 112 SE 8th Ave, Topeka, KS 66603

Type Retail TotalSqFt 17,416 Class C Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note 2016 RE Taxes \$44,576.02; Constructed in 1888 this beautiful four-story limestone building is listed on the Topeka historic register. Located downtown, I-70 access within a 2 minute drive in the BID District

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
112 SE 8th St, 2nd Floor North	LEASE	2,102	\$14.00	\$0.00	\$14.00		G-J,IM	Awesome space in DT Topeka, with 8' classic windows on 3 sides, 14' ceilings, wood floors, break area and reception.
	OFFICE		\$2,452	\$0	\$2,452			
112 SE 8th St, 2nd Floor South	LEASE	2,359	\$14.00	\$0.00	\$14.00		G-J,IM	Awesome space in DT Topeka, with high ceilings, huge windows, multiple offices, break area with kegerator, cube
	OFFICE		\$2,752	\$0	\$2,752			
112 SE 8th St, 3rd Floor South	LEASE	2,424	\$16.00	\$0.00	\$16.00		G-J,IM	One of the Coolest spaces in DT! Capitol views, huge windows on 3 sides, 15' ceilings, wood
	OFFICE		\$3,232	\$0	\$3,232			
112 SE 8th St, 2nd Floor	LEASE	5,000	\$13.00	\$0.00	\$13.00		G-J,IM	Awesome space in DT Topeka, with 14' ceilings, huge windows on 4 sides, multiple offices, wood floors, coffee shop on main
	OFFICE		\$5,417	\$0	\$5,417			
112 SE 8th St	SALE	25,808				\$1,100,000		Fully Remodeled in 2011.
	OFFICE					\$42.62		Historic Property eligible for 45% tax credits for



SHIMER PET/BEAUTY SHOP 2720 SE California Ave, Topeka, KS 66605

Type Retail TotalSqFt 4,500 Class C Sector SE Zoning C-4 COMMERCIAL

Agent: Lundeen, Brady

Note Built 1986

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2720 SE California	LEASE	4,500	\$3.20	\$2.39	\$5.59		NNN-RS	Retail on California Ave. Could be multiple tenant building. Possible hair salon on the north side.
	RETAIL		\$1,200	\$896	\$2,096			
2720 SE California	SALE	4,500				\$150,000	Cash	Retail on California Ave. Could be multiple tenant building.
	RETAIL					\$33.33		



Fairlawn Village 901 SW Fairlawn Rd, Topeka, KS 66606

Type Retail TotalSqFt 19,240 Class B Sector W Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note 2016 RE Taxes \$17,493.06; This strip center includes 2 parcels and 2 buildings. It has served as a neighborhood strip center since 1986.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
901 SW Fairlawn Suite 151	LEASE	1,025	\$7.00	\$4.50	\$11.50		NNN-RS	Retail or office flex space along Fairlawn Rd. Open floor plan with many possibilities. Water fee is included in the CAM.
	RETAIL		\$598	\$384	\$982			
923 SW Fairlawn Suite 161	LEASE	1,145	\$7.00	\$4.50	\$11.50		NNN-RS	Currently built out with 2 offices, work room and a reception area. Easily remodeled. Space can be retail or office flex
	RETAIL		\$668	\$429	\$1,097			
923 SW Fairlawn Suite 131	LEASE	1,353	\$7.00	\$4.50	\$11.50		NNN-RS	Retail or office flex space along Fairlawn Rd. Open floor plan. Water fee is included in the CAM.
	RETAIL		\$789	\$507	\$1,297			
901 SW Fairlawn Suite 141	LEASE	1,573	\$7.00	\$4.50	\$11.50		NNN-RS	Former hair salon. Busy location on Fairlawn Rd.
	RETAIL		\$918	\$590	\$1,507			



Larocca Pizzeria/Strip Center 3100 SW Gage Blvd, Topeka, KS 66614

Type Retail TotalSqFt 5,636 Class C Sector W Zoning C-4 COMMERCIAL

Agent: Lundeen, Brady

Note 2016 RE Taxes \$8,885.78; Built 1966, Neighborhood Strip Center

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
4155 SW Twilight Dr.	LEASE	800	\$12.00	\$0.00	\$12.00		G-J-U-IM	Open retail space with large front window, street signage, restroom, storage space with wash basin and rear entry/exit,
	RETAIL		\$800	\$0	\$800			
4155 SW Twilight Dr. foot1	LEASE	800	\$12.00	\$0.00	\$12.00		G-J-U-IM	Open retail space with large front window, street signage, restroom, storage space with wash basin and rear entry/exit,
	OFFICE		\$800	\$0	\$800			



HOT JAVA / STRANDTZ HAIR 3343 SW Gage Blvd, Topeka, KS 66614

Type Retail TotalSqFt 3,520 Class B Sector SW Zoning PUD PLANNED UNIT DEVE

Agent: Lundeen, Brady

Note Strip Store, built 1978

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3349 SW Gage Blvd	LEASE	1,120	\$7.00	\$3.00	\$10.00		NNN-RS	Open floor plan with restroom, two main entry doors, and a rear exit. South endcap space. Landlord will build to suit for a
	RETAIL		\$653	\$280	\$933			



HOLSTERS & MORE 518 NW Gordon St, Topeka, KS 66608

Type Retail TotalSqFt 1,008 Class B Sector N Zoning X-1

Agent: Eller, Ed

Note 2016 RE Taxes: \$2,341.82; Built 1978

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
518 NW Gordon	LEASE	1,008	\$9.52	\$0.00	\$9.52		G-J-U-IM
	RETAIL		\$800	\$0	\$800		
518 NW Gordon	LEASE	1,008	\$9.52	\$0.00	\$9.52		G-J-U-IM
	INDUSTRIAL		\$800	\$0	\$800		
518 NW Gordon	SALE	1,008				\$74,500	
	INDUSTRIAL					\$73.91	
518 NW Gordon	SALE	1,008				\$74,500	
	RETAIL					\$73.91	
518 NW Gordon	SALE	40,873				\$74,500	
	LAND					\$1.82	



Gage Village 4002 SW Huntoon Street, Topeka, KS 66604

Type Retail TotalSqFt 15,344 Class B Sector W Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note 2016 RE Taxes \$37,194.16; Built 1973

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4028 SW Huntoon	LEASE	1,250	\$8.00	\$3.85	\$11.85		
	RETAIL		\$833	\$401	\$1,234		
4008 SW Huntoon	LEASE	1,674	\$8.00	\$3.85	\$11.85		NNN-RS
	RETAIL		\$1,116	\$537	\$1,653		
4036 SW Huntoon	LEASE	2,240	\$9.00	\$3.85	\$12.85		NNN-RS
	RETAIL		\$1,680	\$719	\$2,399		
4010 & 4012 SW Huntoon	LEASE	2,408	\$7.50	\$3.85	\$11.35		NNN-RS
	RETAIL		\$1,505	\$773	\$2,278		



2861 S Kansas Ave, Topeka, KS 66611

Type Retail TotalSqFt 13,988 Class C Sector S Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Strip Shopping Center in the middle of redevelopment

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2847 S Kansas Ave Suite A	LEASE	1,648	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$1,167	\$343	\$1,511		
2864 S Kansas Ave	LEASE	2,755	\$8.71	\$2.50	\$11.21		NNN-RS
	RETAIL		\$2,000	\$574	\$2,574		
2847 S Kansas Ave Suite C & D	LEASE	3,342	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$2,367	\$696	\$3,064		
2847 S Kansas Ave Suites A B C	LEASE	5,218	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$3,696	\$1,087	\$4,783		
2847 S Kansas Ave	LEASE	6,866	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$4,863	\$1,430	\$6,294		



715 S Kansas Ave, Topeka, KS 66603

Type Retail TotalSqFt 8,567 Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Rezac, Mark

Note Downtown Row-Type Store; 3-story building; Built 1930; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
715 S. Kansas Ave. 2nd Fl. East	LEASE	1,357	\$16.00	\$0.00	\$16.00		G-J-U
	OFFICE		\$1,809	\$0	\$1,809		
715 S. Kansas Ave. 2nd Fl. West	LEASE	1,515	\$14.00	\$0.00	\$14.00		G-J-U
	OFFICE		\$1,768	\$0	\$1,768		
715 S Kansas	LEASE	3,250	\$12.00	\$0.00	\$12.00		G-J-U-IM
Former New City Café	RETAIL		\$3,250	\$0	\$3,250		



720 S Kansas Ave, Topeka, KS 66603

Type Retail TotalSqFt **14,400** Class C Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Downtown Row; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
720 S Kansas Ave - 3rd Floor (301)	LEASE	2,682	\$21.00	\$0.00	\$21.00		G-J-U	Includes 2,082+/- SF office space and 600+/- SF patio. Landlord responsible to finish space in a 50/50 hard wall to open office
	OFFICE		\$4,694	\$0	\$4,694			
720 S Kansas Ave - 1st Floor (104)	LEASE	2,833	\$18.00	\$0.00	\$18.00		G-J-U-IM	First floor retail space. New construction Downtown. Warm shell provided.
	RETAIL		\$4,250	\$0	\$4,250			
720 S Kansas Ave - 2nd Floor (201)	LEASE	2,988	\$21.00	\$0.00	\$21.00		G-J-U	Second floor office space. Warm shell provided. Landlord responsible to finish space in a 50/50 hard wall to open office
	OFFICE		\$5,229	\$0	\$5,229			



College Hill Retail Washburn SW Lane St, Topeka, KS 66604

Type Retail TotalSqFt **15,932** Class A Sector MT Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note Retail built 2009

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
College Hill Building B Suite C	LEASE	1,326	\$10.50	\$4.54	\$15.04		NNN-R-S	Building B, Suite C in the College Hill Development. Co-Tenants include The Burger Stand & Bar, and PT's Coffee.
	RETAIL		\$1,160	\$502	\$1,662			
College Hill Building C Suite B	LEASE	1,350	\$11.00	\$4.54	\$15.54		NNN-R-S	Sub-Lease, 1414 SW 16th St., Suite B
	RETAIL		\$1,238	\$511	\$1,748			
College Hill Building B Suite D	LEASE	2,033	\$10.50	\$4.54	\$15.04		NNN-R-S	Building B, Suite D in the College Hill Development. Co-Tenants include The Burger Stand & Bar, PT's Coffee, NEEBO
	RETAIL		\$1,779	\$769	\$2,548			
College Hill Building A Suite B	LEASE	2,178	\$14.50	\$4.54	\$19.04		NNN-R-S	Former Neebo Books located corner of 17th and Washburn, north side of PT's Coffee.
	RETAIL		\$2,632	\$824	\$3,456			
College Hill Building B Suite C & D	LEASE	3,359	\$10.50	\$4.54	\$15.04		NNN-R-S	Building B, Suite C & D in the College Hill Development. Co-Tenants include The Burger Stand & Bar, PT's Coffee, NEEBO
	RETAIL		\$2,939	\$1,271	\$4,210			



Hot Pockets 1909 NE Seward Ave, Topeka, KS 66616

Type Retail TotalSqFt **6,500** Class C Sector E Zoning C-2 COMMERCIAL

Agent: Lundeen, Brady

Note Built 1960 2016 RE Taxes \$7,665.94

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1919 NE Seward	LEASE	2,400	\$6.00	\$2.27	\$8.27		NNN	*Price Reduced* Pizza Parlor relocating. Current tenant on month-to-month. To be determined what equipment will be
Pizza Parlor	RETAIL		\$1,200	\$454	\$1,654			
1909 - 1919 NE Seward	SALE	6,500				\$185,000	Cash	*Price Reduced* Pizza Parlor and Hot Pockets, a 2 tenant retail building for sale. Does NOT include Tilton's Grocery.
	RETAIL					\$28.46		



WALGREENS 2110 NW Topeka Blvd, Topeka, KS 66608

Type Retail TotalSqFt **12,481** Class B Sector N Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1992; Retail Store (Free- Standing- Single Use) 2016 RE Taxes \$47,078.20

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2110 NW Topeka Blvd - Space 1	LEASE	12,481	\$7.95	\$4.07	\$12.02		NN	Former Walgreens on North Topeka Blvd. RE Taxes and Ins are estimated. Tenant responsible for all ext maintenance.
Former Walgreens	RETAIL		\$8,269	\$4,233	\$12,502			
2110 NW Topeka Blvd	SALE	12,481				\$695,000		Former Walgreens on North Topeka Blvd. Walgreens lease expires October 31, 2017. RE Taxes and Ins are estimated.
	RETAIL					\$55.68		



SPRINT 3000 SW Topeka Blvd, Topeka, KS 66611

Type Retail TotalSqFt **5,493** Class B Sector S Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1950; Retail Store (Free- Standing- Single Use); 2016 RE Taxes \$16,667.68

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3000 SW Topeka, Suite 200	LEASE	2,155	\$9.00	\$3.50	\$12.50		NNN-R-S	East portion of the building. West portion is occupied Sprint. Tenant shall receive "white box" to include a restroom and
	RETAIL		\$1,616	\$629	\$2,245			



3030 NW Topeka Blvd, Topeka, KS 66617

Type Retail TotalSqFt **8,960** Class C Sector N Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note Built 1971; 2016 RE Taxes \$11,086.02

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3030 NW Topeka Blvd suite B	LEASE	1,250	\$8.64	\$0.00	\$8.64		G-J-IM	NE portion of the building. Open floor plan with a restroom.
	RETAIL		\$900	\$0	\$900			
3030 NW Topeka Blvd suite C	LEASE	1,707	\$5.27	\$0.00	\$5.27		G-J-IM	Front door parking. East portion of the building. Front offices and back area is open floor plan
	RETAIL		\$750	\$0	\$750			
3030 NW Topeka Blvd Suite E	LEASE	2,697	\$8.90	\$0.00	\$8.90		G-J-IM	West portion of the building. Over head doors, open front area, restrooms, back storage and offices.
	RETAIL		\$2,000	\$0	\$2,000			



Rent-A-Wreck 3124 SW Topeka Blvd, Topeka, KS 66611

Type Retail TotalSqFt **2,990** Class B Sector S Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1977; 2016 RE Taxes \$7,941.88

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3124 SW Topeka Blvd	LEASE	2,990	\$10.03	\$2.94	\$12.97		NNN	Building and land. Ace Rent a Car location on South Topeka Blvd. Next to Advanced Auto Parts. Sales floor, private office,
	RETAIL		\$2,499	\$733	\$3,232			
3124 SW Topeka Blvd	SALE	2,990				\$285,000		Retail on Topeka Blvd. Building and land.
	Retail	Retail, Investment				\$95.32		



TIM'S PIT STOP 4601 SW Topeka Blvd, Topeka, KS 66609

Type Retail TotalSqFt **3,450** Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Rezac, Mark

Note Built 1987; 2016 RE Taxes \$10,620.84

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
4601 SW Topeka Blvd Cstore	SALE	3,450				\$290,000	Cash	Former Convenience Store located near 45th & Topeka Blvd. Shelving may be negotiable with the sale of the real estate.
	RETAIL					\$84.06		



Former Kmart North 2240 NW Tyler St, Topeka, KS 66608

Type Retail TotalSqFt **91,793** Class B Sector N Zoning C-4 COMMERCIAL, I1

Agent: Rezac, Mark

Note Built 1981; 2016 RE Taxes: \$113,008.08 2015 RE Taxes: \$110,335.26; Discount Chain Store

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2240 NW Tyler St	LEASE	91,793		\$1.23			NNN	Price Not Disclosed. Bring offers.
Former Kmart	INDUSTRIAL			\$9,409				Former Kmart at Hwy 24 & Tyler. Landlord could divide if
2240 NW Tyler St	LEASE	91,793		\$1.23			NNN	Price Not Disclosed. Bring offers.
Former Kmart	RETAIL			\$9,409				Former Kmart at Hwy 24 & Tyler. Landlord could divide if
2240 NW Tyler St	SALE	91,793					Cash	Price Not Disclosed. Bring offers.
Former Kmart	RETAIL							Former Kmart at Hwy 24 & Tyler.



Holiday Inn Express 601 NW US 24 Hwy, Topeka, KS 66608

Type Retail TotalSqFt **56,336** Class A Sector N Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Retail strip in front of the new Holiday Inn Express along Hwy 24 2016 RE Taxes \$241,992.96

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
605 NW Hwy 24 suite 101	LEASE	1,512	\$8.00	\$5.86	\$13.86		NNN-RS	Former Quizno's. New construction in front of the new Holiday Inn Express along Hwy 24.
	RETAIL		\$1,008	\$738	\$1,746			
605 NW Hwy 24 suite 103	LEASE	1,512	\$8.00	\$5.86	\$13.86		NNN-RS	In front of the new Holiday Inn Express along Hwy 24, Tenant receives a vanilla shell, between Edward Jones and AT&T
	RETAIL		\$1,008	\$738	\$1,746			



Plaza West Shopping Center 1550 SW Wanamaker Rd, Topeka, KS 66614

Type Retail TotalSqFt 35,402 Class A Sector W Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1990
2016 RE Taxes \$127,261.88

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1570 SW Wanamaker Suite 190	LEASE	430	\$15.00	\$6.63	\$21.63		NNN-RS	Small retail or office space at Plaza West Shopping Center. North of Best Buy, co-tenants are Plato's Closet, Orange Leaf
	OFFICE		\$538	\$238	\$775			
1570 SW Wanamaker Suite 190	LEASE	430	\$12.00	\$6.63	\$18.63		NNN-RS	Small retail or office space at Plaza West Shopping Center. North of Best Buy, co-tenants are Plato's Closet, Orange Leaf
	RETAIL		\$430	\$238	\$668			
1570 SW Wanamaker Suite 100	LEASE	1,000	\$10.00	\$6.63	\$16.63		NNN-RS	Open floor plan retail location in the Shopping Center north of Best Buy.
Former Title Boxing expansion	RETAIL		\$833	\$553	\$1,386			
1570 SW Wanamaker Suite 210	LEASE	1,200	\$10.00	\$6.63	\$16.63		NNN-RS	Former hair salon at Plaza West Shopping Center north of Best Buy. Open plan with front area and a small back room.
Former Snip N Clip	RETAIL		\$1,000	\$663	\$1,663			
1570 SW Wanamaker Suite 180	LEASE	2,200	\$12.00	\$6.63	\$18.63		NNN-RS	This suite is north of Best Buy, co-tenants include Orange Leaf Custard, Plato's Closet and Island Tan
Former Payless Optical	RETAIL		\$2,200	\$1,216	\$3,416			
1570 SW Wanamaker Suite 110	LEASE	2,600	\$10.00	\$6.63	\$16.63		NNN-RS	Open floor plan ready for mid-size retailer.
Former US Dry Cleaners	RETAIL		\$2,167	\$1,437	\$3,603			
1550 SW Wanamaker, Suite 100 C	LEASE	4,600	\$10.00	\$6.63	\$16.63		NNN-RS	Open floor plan. Several rooms at the back of the space, storage, showers, office. Property is North of Best Buy, next to
Former Title Boxing Club	RETAIL		\$3,833	\$2,542	\$6,375			



BERRY MATERIAL HANDLING 1149 SW Winding Rd, Topeka, KS 66615

Type Retail TotalSqFt 11,560 Class B Sector W Zoning C-4 COMMERCIAL

Agent: Eller, Ed

Note Automobile Service Garage; 2016 RE Taxes \$22,852.22; Built 1978

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1149 SW Winding Rd	LEASE	11,560	\$6.23	\$4.00	\$10.23		NNN-RS	Seller may consider long term lease as is. Charges are estimated. The building includes 1,560 sq. ft. office space and
	RETAIL		\$6,000	\$3,853	\$9,853			
1149 SW Winding Rd	SALE	11,560				\$775,000	Cash	The building includes 1,560 sq. ft. office space and 11,000 sq. ft. storage warehouse with drive-in access and fenced yard.
	RETAIL					\$67.04		

City: **Manhattan**

Property Type: **Industrial**



611 Pecan Cir, Manhattan, KS 66502

Type Industrial TotalSqFt 22,225 Class Sector E Zoning PUD PLANNED UNIT DEVE
 Note Buildings Built 1984; 2.33+/- acres

Agent: **Eller, Ed**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
611 Pecan Circle	LEASE	11,250	\$6.00	\$1.75	\$7.75		NNN-RS	Climate controlled office and production space is currently occupied by Nzone Sports Apparel. Could be available second
	OFFICE		\$5,625	\$1,641	\$7,266			
611 Pecan Circle	SALE	22,225				\$1,150,000	NNN-RS	50% M/L leased to Winnelson Plumbing Supply generating a substantial annual NOI with 80% of the lease term left.
	INDUSTRIAL					\$51.74		
611 Pecan Circle	SALE	22,225				\$1,150,000	NNN-RS	50% M/L leased to Winnelson Plumbing Supply generating a substantial annual NOI with 80% of the lease term left. Price
	INVESTMENT-I					\$51.74		

Property Type: **Office**



KFB Office Plaza 2627 KFB Plaza, Manhattan, KS 66503

Type Office TotalSqFt 215,000 Class A Sector NW Zoning O&I-1 OFFICE AND INST
 Note

Agent: **Eller, Ed**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2627 KFB Plaza, Suite 105W, Manhattan	LEASE	1,762	\$17.50	\$0.00	\$17.50		Gross	Class A space with access to building training & conference rooms, cafeteria, and exercise room. Multiple windowed
	OFFICE		\$2,570	\$0	\$2,570			
2627 KFB Plaza, Suite 105W	LEASE	3,391	\$19.25	\$0.00	\$19.25		Gross	Front Lobby Office Suite. Formerly occupied by US Cellular. Space is built out with multiple private offices. Premier
	OFFICE		\$5,440	\$0	\$5,440			
2627 KFB Plaza 200w, Manhattan	LEASE	4,659	\$17.50	\$0.00	\$17.50		Gross	Very nice office space on the 2nd Floor West wing of the building. Manhattan's Premier office building. 24/7 Security
	OFFICE		\$6,794	\$0	\$6,794			
2627 KFB Plaza 401e, Manhattan	LEASE	14,233	\$17.50	\$0.00	\$17.50		Gross	4th Floor East adjacent to GE Aviation. Manhattan's Premier office building. Office bays available from 1,500 -15,000 sf.
	OFFICE		\$20,756	\$0	\$20,756			
2627 KFB Plaza 200e, Manhattan	LEASE	19,638	\$17.50	\$0.00	\$17.50		Gross	2nd Floor East. Office bays available from 1,500 -15,000 sf. Offices located in a large (215,000sf) secured building. Existing
	OFFICE		\$28,639	\$0	\$28,639			



Heritage Square North E US 24 Hwy, Manhattan, KS 66502

Type Office TotalSqFt Class Sector Zoning CH, Highway Commercial
 Note 28.85+/- acres to be developed as a Medical Park with retail lots available fronting Hwy 24.

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
Heritage Square North - Lot 3	SALE	41,273				\$784,187		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$19.00		
Heritage Square North - Lot 4	SALE	51,603				\$928,854		Development Site in Manhattan, East Hwy 24.
	RETAIL					\$18.00		
Heritage Square North - Lot 1	SALE	53,468				\$748,552		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$14.00		
Heritage Square North - Lot 5	SALE	66,924				\$803,088		Development Site in Manhattan, East Hwy 24.
	RETAIL					\$12.00		
Heritage Square North - Lot 2 -West Half	SALE	84,332				\$1,517,976		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$18.00		
Heritage Square North - Lot 2 -East Half	SALE	84,332				\$1,349,312		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$16.00		
Heritage Square North - Lot 8	SALE	102,192				\$408,768		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$4.00		
Heritage Square North - Lot 9	SALE	203,782				\$611,346		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$3.00		
Heritage Square North - Lot 6	SALE	244,353				\$4,154,001		Development Site in Manhattan, East Hwy 24.
	RETAIL					\$17.00		
Heritage Square North - Lot 7	SALE	324,546				\$3,894,552		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$12.00		

Property Type: **Retail**



Former Sirloin Stockade 325 E Poyntz Avenue, Manhattan, KS 66502

Type Retail TotalSqFt **10,367** Class Sector Zoning Commercial and Industria

Agent: Eller, Ed

Note Year Built: 1987, Renovated in 2006

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
325 E Poyntz, Manhattan	SALE	10,367				\$1,795,000	Cash	Former Sirloin Stockade restaurant building with paved parking lot.
	RETAIL					\$173.15		

City: **Holton**

Property Type: **Retail**



Ron's IGA 423 Arizona Ave, Holton, KS 66436

Type Retail TotalSqFt **9,228** Class Sector Zoning
 Note Former Grocery Store; Built 1960; 2016 RE Taxes-\$10,117.30

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
423 Arizona Ave - Holton	SALE	9,228				\$650,000	Cash
	RETAIL					\$70.44	Former Ron's IGA in Holton along Hwy 75. Great visibility and traffic count. Open floor plan, storage room, OH door.



Former Country Mart 112 Hwy 75, Holton, KS 66436

Type Retail TotalSqFt **37,180** Class Sector Zoning FP
 Note Year Built 1986; 2016 R.E. Taxes \$38,574.06

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
112 Hwy 75 - Holton	LEASE	37,180	\$3.75	\$1.19	\$4.94		NNN
Former Country Mart	RETAIL		\$11,619	\$3,687	\$15,306		Former grocery store located on Highway 75 with high traffic counts. Land is 192,100+/- sf.
112 Hwy 75 - Holton	SALE	37,180				\$950,000	Cash
Former Country Mart	RETAIL					\$25.55	Former grocery store located on Highway 75 with high traffic counts. Land is 192,100+/- sf.

City: **Emporia**

Property Type: **Retail**



CarQuest Auto Parts 1025 Industrial Road, Emporia, KS 66801

Type Retail TotalSqFt **7,904** Class Sector Zoning C-2 COMMERCIAL

Agent: **Lundeen, Brady**

Note Year Built 1978

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1025 Industrial	LEASE	7,904	\$4.25	\$1.35	\$5.60		NNN-RS	For Sub-Lease. Former auto parts store with two 10'x10' drive-in doors, warehouse space, offices, and showroom.
	RETAIL		\$2,799	\$889	\$3,689			

City: **Auburn**

Property Type: **Retail**



Former Apple Market 1441 N Washington St, Auburn, KS 66402

Type Retail TotalSqFt **24,943** Class Sector Zoning RA-1 RURAL AG
 Note Built 1997 2015 RE Taxes \$17,527.96

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1441 N Washington St - Auburn, KS	LEASE	24,943	\$1.93				G-J-U-IM	Former Apple Market; Tenant responsible for their janitorial, utilities, interior and exterior maintenance to include snow
	RETAIL		\$4,001					
1441 N Washington St - Auburn, KS	SALE	24,943				\$500,000	Cash	Former Apple Market
	RETAIL					\$20.05		