

City: **Topeka**

Property 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		
5709 SW 21st St, Suite 105B	LEASE	275	\$15.50	\$0.00	\$15.50		G-J
Month to Month Tenant	OFFICE		\$355	\$0	\$355		
5709 SW 21st St, Suite 105A	LEASE	390	\$14.75	\$0.00	\$14.75		G-J
	OFFICE		\$479	\$0	\$479		
5709 SW 21st St, Suite 105	LEASE	665	\$14.00	\$0.00	\$14.00		G-J
	OFFICE		\$776	\$0	\$776		

Single Office. Access to break room and restrooms.
 Contact agent for availability. Single office with window. Access to break room and restrooms.
 Large office with ample storage and windows. Access to break room and restrooms.
 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
 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

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	
5020 28th, LL -NE Corner Suite 14	LEASE	500	\$11.00	\$0.00	\$11.00		G-J,IM
	OFFICE		\$458	\$0	\$458		
5020 SW 28th, Suite 11	LEASE	700	\$8.50	\$0.00	\$8.50		G-J
	OFFICE		\$496	\$0	\$496		
5020 SW 28th, Suite 16	LEASE	700	\$9.00	\$0.00	\$9.00		G-J
	OFFICE		\$525	\$0	\$525		
5020 SW 28th, Suite 202	LEASE	710	\$13.00	\$0.00	\$13.00		G-J
	OFFICE		\$769	\$0	\$769		
5020 SW 28th, Suite 201	LEASE	1,450	\$12.00	\$0.00	\$12.00		G
	OFFICE		\$1,450	\$0	\$1,450		
5020 SW 28th, 2nd Floor	LEASE	2,160	\$11.00	\$0.00	\$11.00		G-J
	OFFICE		\$1,980	\$0	\$1,980		

Office with large storage closets
 Lower level space with a window, Two offices and a reception area. Wall between offices has been removed.
 Two offices & reception. Nice limestone wall. Lower level space.
 Nice Finished space on second level, with large private office and reception
 2nd floor space - 4 to 5 offices, reception, storage, and kitchen. Great view overlooking Shunga park. First Floor
 Multiple offices, large windows, reception, work rooms, and a large deck overlooking Shunga Creek and park.



OFFICE BUILDING 2300 SW 29th, Topeka, KS 66611

Type Office TotalSqFt **11,000** Class B Sector S Zoning O&I-2 OFFICE AND INST
 Note Year Built 1980 2016 RE Taxes \$26,472.88

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	
2300 SW 29th, Suite 124	LEASE	940	\$14.50	\$0.00	\$14.50		G-J
	OFFICE		\$1,136	\$0	\$1,136		

Great small office space with three offices, storage, kitchenette, and large reception. 29th street signage available.



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 foot1	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.
	OFFICE		\$1,283	\$0	\$1,283		
3300 SW 29th, Suite 300 foot1	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.
	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		



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
	OFFICE					\$66.47	

KANSAS COMMERCIAL PROPERTY LISTINGS



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		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		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		Multiple offices, conference room, and large bullpen/work area.
	OFFICE		\$3,652	\$0	\$3,652		



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		Free standing building, private entrance, signage, Multiple offices, reception, large parking lot with great access to I-470
	OFFICE		\$2,500	\$0	\$2,500		
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		One floor of the building. Offices around the exterior and large cube spaces in the middle. Good parking.
	OFFICE		\$11,917	\$0	\$11,917		
217 SE 4th - Two Floors	LEASE	22,000	\$13.00	\$0.00	\$13.00		Full building. 11,000 +/- per floor. Good parking and great access to I-70. High ceilings, open cube spaces as well as
	OFFICE		\$23,833	\$0	\$23,833		
217 SE 4th	LEASE	43,456	\$13.00	\$0.00	\$13.00		Full building. 11,000 +/- per floor. Good parking and great access to I-70. High ceilings, open cube spaces as well as
	OFFICE		\$47,077	\$0	\$47,077		

Main: 785.272.2525
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Brady Lundeen | 785.228.5303 | brady@kscommercial.com

* - (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=Taxess, 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



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	Space will be remodeled in 2017. High ceilings, exposed spiral ductwork, large windows, exposed stone/brick. Very unique
	RETAIL		\$3,289	\$0	\$3,289			
107 SW 6th, Suite 102 (West)	LEASE	2,819	\$14.00	\$0.00	\$14.00		G-J-U	Space will be remodeled in 2017. High ceilings, exposed spiral ductwork, large windows, exposed stone/brick. Very unique
	OFFICE		\$3,289	\$0	\$3,289			



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



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			

Main: 785.272.2525
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KANSAS COMMERCIAL PROPERTY LISTINGS



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.
	OFFICE		\$1,086	\$0	\$1,086			Lower level, NW corner, reception, office and large conference
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		



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	200	\$16.00	\$0.00	\$16.00		Gross	Single room office space. Can be increased to 2 or 3 offices. Fully updated with new carpet, paint, and new lighting.
	OFFICE		\$267	\$0	\$267			
100 SE 9th, 2nd Floor North - Central	LEASE	535	\$16.00	\$0.00	\$16.00		Gross	Two offices and a reception in a building located only 1 block from the Capitol. Fully updated with new carpet, paint, and
	OFFICE		\$713	\$0	\$713			
100 SE 9th, 2nd Floor Center - West	LEASE	1,916	\$13.00	\$0.00	\$13.00		G-J	Nicely finished space, with multiple offices, reception, Kansas Avenue views and only 1 block from the Capitol. Space will be
	OFFICE		\$2,076	\$0	\$2,076			
100 SE 9th, Suite 250	LEASE	2,617	\$13.00	\$0.00	\$13.00		G-J	Nicely finished space with multiple offices and reception.
	OFFICE		\$2,835	\$0	\$2,835			
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 - Confr

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

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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,
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.



Buchanan Center 1195 SW Buchanan, Topeka, KS 66604

Type Office TotalSqFt **6,202** Class B Sector MT Zoning R-2 SINGLE FAM
 Note Built in 1900's

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		
1195 SW Buchanan, Suite 210	LEASE	923	\$12.00	\$0.00	\$12.00		G-J	Great natural light with large windows, 12'+ ceilings, access to a large training room and full kitchen. Elevator building with
	OFFICE		\$923	\$0	\$923			
1195 SW Buchanan, Suite 220	LEASE	1,230	\$12.00	\$0.00	\$12.00		G-J	Great natural light with large windows, 12'+ ceilings, access to a large training room and full kitchen. Multiple offices and
	OFFICE		\$1,230	\$0	\$1,230			
1195 SW Buchanan, Suite 210 & 220	LEASE	2,153	\$12.00	\$0.00	\$12.00		G-J	Combination of Suites 210 & 220. Great natural light with large windows, 12'+ ceilings, access to a large training room
	OFFICE		\$2,153	\$0	\$2,153			



1207 SW Executive Dr, Topeka, KS 66615

Type Office TotalSqFt **15,752** Class A Sector W Zoning O&I-2 OFFICE AND INST, R
 Note Office Building - Low Rise - 1 to 4 stories

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



1725 SW Gage Blvd, Topeka, KS 66604

Type Office TotalSqFt **8,640** Class C Sector W Zoning O&I-2 OFFICE AND INST
 Note NEW ELEVATOR - .35 acres of land - Built in 1974; 2016 RE Taxes \$13,320.42

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

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		
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
 Note Built 1880;

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		
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		

KANSAS COMMERCIAL PROPERTY LISTINGS



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.



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



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		Overlooks Kansas Ave with classic wood finish throughout the offices including light channels. Space will be updated by
	OFFICE		\$1,685	\$0	\$1,685			
713 S. Kansas, 2nd Fl. West	LEASE	1,385	\$14.00	\$0.00	\$14.00	G-J-U		Kansas Ave building with classic wood finish throughout the offices including light channels. Space will be updated by
	OFFICE		\$1,616	\$0	\$1,616			
713 S. Kansas - Retail Frontage	LEASE	3,353	\$12.00	\$2.00	\$14.00	G-J-U		Kansas Ave building with classic wood finish throughout the offices including light channels. Space will be updated by
Former Marion Lane Candles	RETAIL		\$3,353	\$559	\$3,912			



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

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J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
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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		
825 S. Kansas - Suite 502 (West)	LEASE	1,615	\$16.00	\$0.00	\$16.00		G-J-IM
	OFFICE		\$2,153	\$0	\$2,153		
825 S. Kansas - Suite 505 (East)	LEASE	3,229	\$16.00	\$0.00	\$16.00		G-J-IM
	OFFICE		\$4,305	\$0	\$4,305		

Fantastic views of the Capitol building. Landlord will add offices and finish space to meet tenant needs for a quality Class A space with Kansas Ave. views and great natural light. Mix of offices and cubes. Parking in garage underneath the 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



6730 SW Mission View, Topeka, KS 66610

Type Office TotalSqFt **5,400** Class A Sector SW Zoning O&I-2 OFFICE AND INST

Agent: Morse, Mike

Note Year Built: 1995; 2016 RE Taxes \$24,803.48

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	
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		
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		
6730 SW Misison View	LEASE	2,957	\$18.00	\$2.00	\$20.00		G-J-U-IM
	OFFICE		\$4,436	\$493	\$4,928		

Half of east suite - Space can be expanded up to 2,957 sf. Great SW location at 29th & Urish with multiple offices/exam Half of east suite - Space can be expanded up to 2,957 sf. Great SW location at 29th & Urish with multiple offices/exam 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

Agent: Morse, Mike

Note Built 1996; 2016 RE Taxes addl parcel \$8,768.62

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	
2820 SW Mission Woods Dr.	LEASE	8,019	\$18.00	\$0.00	\$18.00		G-J
	OFFICE		\$12,029	\$0	\$12,029		
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

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	
3641 SW Plass, Suite 100 Divided-East	LEASE	650	\$15.00	\$0.00	\$15.00		G-less-J,IM
	OFFICE		\$813	\$0	\$813		
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		
3641 SW Plass, Suite 100 (South)	LEASE	1,606	\$14.50	\$0.00	\$14.50		G-J, IM
	OFFICE		\$1,941	\$0	\$1,941		

Main level office with nice windows, private restroom, and coffee bar. Main level office space with full balcony across the rear of the space overlooking a creek. Multiple offices, conference, 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

Agent: Morse, Mike

Note Year Built 1900; 2016 RE Taxes \$20,534.64; 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	
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.

KANSAS COMMERCIAL PROPERTY LISTINGS



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

Type Office TotalSqFt **134,000** Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Year built 1951; 2016 RE Taxes \$32,182.89; 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	
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

Agent: Morse, Mike

Note Office Building - Low Rise - 1 to 4 stories; 2016 RE Taxes \$16,563.72

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	
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



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
	OFFICE		\$4,181	\$0	\$4,181		Multiple offices, reception, conference rooms, Topeka Blvd. signage, expansive parking lot. Building was owner occupied
1520 SW Topeka Blvd.	SALE	3,584				\$275,000	Cash
	OFFICE					\$76.73	Owner occupy &/or designed to be a multi-tenant building to grow your business. Full basement with 9' ceilings that is



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
Exelon	OFFICE		\$3,075	\$0	\$3,075		First floor space with Topeka Blvd. signage, front door parking, multiple offices, large windows, and cube space.
2348 SW Topeka, Suite 110	LEASE	3,897	\$15.50	\$0.00	\$15.50		G-J-IM
Exelon	OFFICE		\$5,034	\$0	\$5,034		Combination of two spaces. Multiple window offices, break room, conference, reception, front door parking, Topeka Blvd.



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
	OFFICE		\$700	\$0	\$700		3 offices on lower lever with elevator access, restrooms, and access to conference room.

Main: 785.272.2525
www.kscommercial.com

Mike Morse | 785.228.5304 | mike@kscommercial.com
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Ed Eller | 785.228.5302 | ed@kscommercial.com
Steve Wieser | 785.228.5307 | steve@kscommercial.com
Brady Lundeen | 785.228.5303 | brady@kscommercial.com

* - (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.



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

Type Office TotalSqFt **6,124** Class C Sector SW Zoning PUD PLANNED UNIT DEVE
 Note Built 1969; 2016 RE Taxes \$8,249.94

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



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

Type Office TotalSqFt **4,650** Class B Sector S Zoning C-4 COMMERCIAL
 Note 2016 RE taxes: \$11,049.04; Built 1976

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	
3003 Van Buren	LEASE OFFICE	1,800	\$12.00 \$1,800	\$0.00 \$0	\$12.00 \$1,800	G-J-U-IM	Space features 2 private offices, open work area, basement storage, front door parking. Shared restrooms, break room
3003 Van Buren	LEASE OFFICE	2,450	\$12.00 \$2,450	\$0.00 \$0	\$12.00 \$2,450	G-J-U-IM	Eight plus offices, conference room, break room, storage, front door parking, and bullpen area.
3003 SW Van Buren	SALE OFFICE	4,650				\$299,500 \$64.41	Cash Flex Space, Currently built out as 8-10 offices, conference room, storage, front door parking, work room, breakroom, and
3003 Van Buren	LEASE OFFICE	4,650	\$10.06 \$3,900	\$0.00 \$0	\$10.06 \$3,900	G-J-U-IM	Flex Space, Currently built out as 8-10 offices, conference room, storage, front door parking, work room, breakroom, and



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 OFFICE	24,970				\$185,000 \$7.41	Historic St. Joseph School. The building can be added to the Historic Landmarks to achieve 45% tax credit for remodel. High
304 SW Van Buren	SALE RETAIL	24,970				\$185,000 \$7.41	Historic St. Joseph School. The building can be added to the Historic Landmarks to achieve 45% tax credit for remodel. High



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



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 OFFICE	4,200	\$14.00 \$4,900	\$0.00 \$0	\$14.00 \$4,900	G-J	Main floor space with offices around the exterior, conference room in center, and reception. Nice space. Front door
2947 SW Wanamaker Dr, 1st Flr, West	LEASE OFFICE	6,000	\$16.00 \$8,000	\$0.00 \$0	\$16.00 \$8,000	G-J	1st Floor, West Wing - verify SF Square footage is 6k - 8k and currently verify size with an
2947 SW Wanamaker Dr, 2nd Flr, West	LEASE OFFICE	6,000	\$16.00 \$8,000	\$0.00 \$0	\$16.00 \$8,000	G-J	2nd Floor, West Wing - verify SF



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

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	
2955 SW Wanamaker Dr. Suite A	LEASE	2,100	\$15.50	\$0.00	\$15.50		G-J
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
	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
Heritage Mental Health	OFFICE		\$5,942	\$0	\$5,942		

Very nice space, offices around the exterior, break room, large conference room, and reception.
Main level space with front door parking. 7 offices, reception, conference, breakroom, and a large deck off of three offices.
Very nice space, offices around the exterior, break room, large conference room, and reception



1100 SW Wanamaker Rd, Topeka, KS 66604

Type Office TotalSqFt **26,000** Class B Sector W Zoning C-4 COMMERCIAL

Agent: Morse, Mike

Note Year Built 1985; Elevator access to all levels. 2016 RE Taxes \$39,847.16

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	
1100 Wanamaker, Suite 2	LEASE	750	\$14.50	\$0.00	\$14.50		G-J
	OFFICE		\$906	\$0	\$906		
1100 Wanamaker, Suite 10	LEASE	962	\$14.00	\$0.00	\$14.00		G-J
	OFFICE		\$1,122	\$0	\$1,122		
1100 Wanamaker, Suite 7	LEASE	1,300	\$15.00	\$0.00	\$15.00		G-J
	OFFICE		\$1,625	\$0	\$1,625		
1100 Wanamaker, Suite 105	LEASE	1,400	\$15.00	\$0.00	\$15.00		G-J
	OFFICE		\$1,750	\$0	\$1,750		
1100 Wanamaker, Suite 8	LEASE	1,444	\$13.50	\$0.00	\$13.50		G-J
	OFFICE		\$1,625	\$0	\$1,625		

Two offices, reception, and work room. Wanamaker signage available as well as great access to I-470/I-70 and retail
Four offices, reception, and work room. Wanamaker signage available as well as great access to I-470/I-70 and retail
Three to four windowed offices, reception, and storage. Wanamaker signage available as well as great access to I-470/I-70
Multiple offices, reception, conference room, front door parking, and wanamaker signage.
Multiple offices, area to add break room, bullpen space. Wanamaker signage available as well as great access to I-470/I-70



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		
	OFFICE		\$200	\$0	\$200		
2641 SW Wanamaker - 1st Floor Divided	LEASE	5,000	\$21.50	\$0.00	\$21.50		G-J
Baker	OFFICE		\$8,958	\$0	\$8,958		
2641 SW Wanamaker - 1st Floor Divided	LEASE	7,500	\$21.50	\$0.00	\$21.50		G-J
Baker	OFFICE		\$13,438	\$0	\$13,438		
2641 SW Wanamaker - 1st Floor Space	LEASE	10,000	\$21.50	\$0.00	\$21.50		G-U
Baker University	OFFICE		\$17,917	\$0	\$17,917		

Basement, unfinished space. Conditioned Record Storage 200 sq. ft. up to 1,000 sq. ft. with elevator access.
Space Available 9-1-2017. First floor space with Wanamaker signage and great access to
Space Available 9-1-2017. First floor space with Wanamaker signage and great access to
Space Available 9-1-2017. 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		G-J, IM
	OFFICE		\$1,563	\$0	\$1,563		
1131 SW Winding Rd., Suites 300	LEASE	1,250	\$15.00	\$0.00	\$15.00		G-J, IM
	RETAIL		\$1,563	\$0	\$1,563		
1131 SW Winding Rd., Suites 400	LEASE	1,283	\$15.00	\$0.00	\$15.00		G-J, IM
	OFFICE		\$1,604	\$0	\$1,604		
1131 SW Winding Rd., Suites 400	LEASE	1,283	\$15.00	\$0.00	\$15.00		G-J, IM
	RETAIL		\$1,604	\$0	\$1,604		
1131 SW Winding Rd., Suites 300-400	LEASE	2,533	\$14.50	\$0.00	\$14.50		G-J, IM
	OFFICE		\$3,061	\$0	\$3,061		
1131 SW Winding Rd., Suites 300-400	LEASE	2,533	\$14.50	\$0.00	\$14.50		G-J, IM
	RETAIL		\$3,061	\$0	\$3,061		

Open retail or office space with private office, restroom, and storage. Space is unfinished. Tenant finish is negotiable.
Open retail or office space with private office, restroom, and storage. Space is unfinished. Tenant finish is negotiable.
4 private offices with reception area, restroom, and kitchenette
4-5 private offices with reception area, restroom, and kitchenette
Combination of Suites 300 and 400 to include multiple offices. - Excellent access to I-470/I-70 & Wanamaker Corridor,
Combination of Suites 300 and 400 to include multiple offices.



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		G-J,IM
	OFFICE		\$640	\$0	\$640		

Shared office space, one office, reception, and shared conference room & break room.

City: **Manhattan**

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

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



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

Type Office TotalSqFt Class Sector Zoning CH, Highway Commercial

Agent: **Rezac, Mark**

Note 28.85+/- acres to be developed as a Medical Park with retail lots available fronting Hwy 24.

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