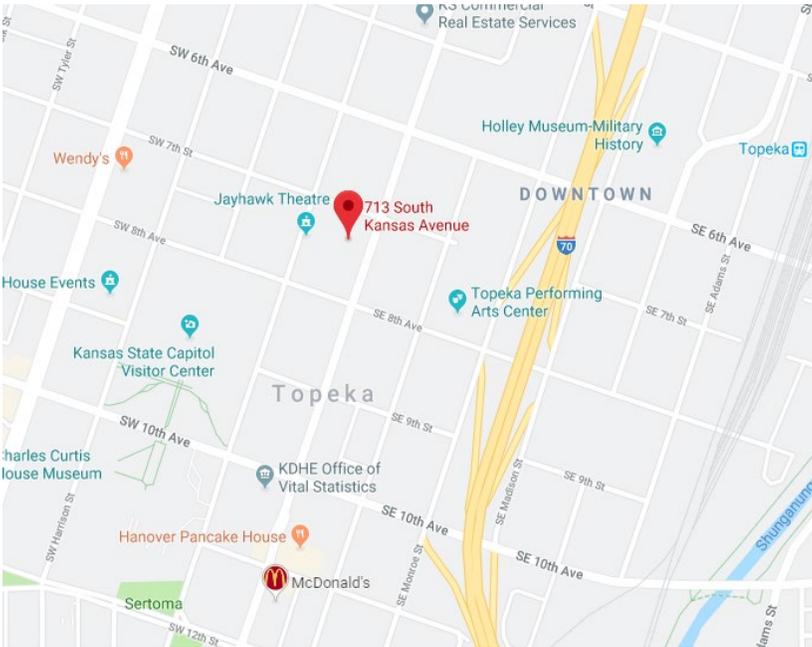


FOR LEASE | RETAIL SPACE | DOWNTOWN TOPEKA  
 713 S KANSAS AVENUE | TOPEKA, KS 66603



**PROPERTY SUMMARY**

<b>LEASE RATE</b>	\$12.00/SF/YR
<b>EST. ADDITIONAL CHARGES</b>	\$1.00/SF/YR
<b>AVAILABLE SPACE</b>	3,353 <sup>+/-</sup> SF
<b>YEAR BUILT</b>	1910
<b>ZONING</b>	C-5; Commercial
<b>PARKING</b>	Front door parking and parking garage adjacent to building
<b>HEAT &amp; AIR SYSTEM</b>	Forced heat and central air conditioning
<b>PLUMBING</b>	Male and female restrooms on each level
<b>TRAFFIC COUNT</b>	6,110 <sup>+/-</sup> VPD



EXCLUSIVELY LISTED BY:

**MARK REZAC**

Partner

Direct: 785.228.5308

mark@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	EST. CHARGES/MO:	COMMENTS:
RETAIL 1 <sup>ST</sup> FLOOR:	3,353 <sup>+/-</sup>	\$12.00	\$3,353.00	\$279.42	Kansas Ave building with classic wood finish throughout the offices including light channels. Space will be updated by Landlord for quality Tenant and lease. Real Estate Taxes are estimated.

**3-D WALK-THRU:** <https://my.matterport.com/show/?m=QavFeCrymUh>

**LANDLORD PAYS:** Responsible for roof and structure, real estate taxes, property insurance and major exterior maintenance.

**TENANT PAYS:** Responsible for utilities, janitorial, and minor interior maintenance within the leased space.

**BUILDING FEATURES:** Historic Downtown retail building with classic, turn of the century interior details. Office and condos on the 2nd, 3rd & 4th floors.

**LOCATION FEATURES:** Located downtown Topeka on Kansas Avenue within walking distance of the State Capitol, downtown shopping and restaurants. I-70 highway access is one block away.

