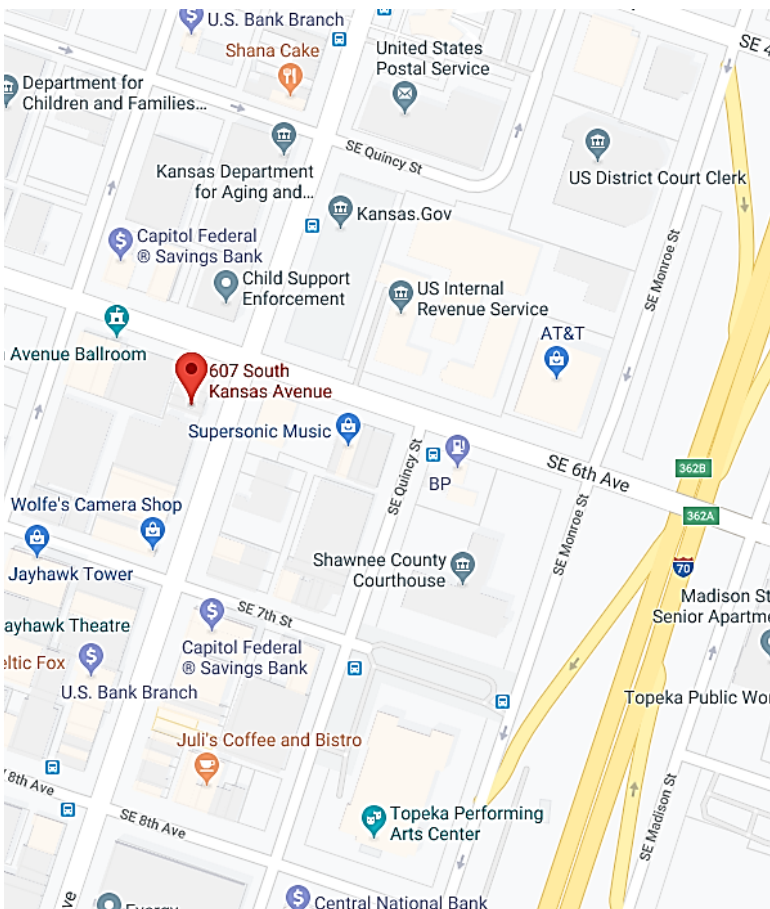


FOR LEASE | RETAIL SPACE – DOWNTOWN TOPEKA
607 S KANSAS AVE | TOPEKA, KS 66603



PROPERTY SUMMARY

LEASE RATE	\$10.00/SF/YR
EST. ADD'L CHARGES	\$1.86/SF/YR
AVAILABILITY	Immediately
BUILDING SIZE	3,348 ^{+/-} SF
ZONING	C-5; Commercial
YEAR BUILT	1910
CONSTRUCTION	Stud brick veneer building
HEATING & AIR SYSTEM	Forced heat and central air conditioning
PLUMBING SYSTEM	Male and female restrooms
PARKING	Street parking
TRAFFIC COUNT	5,075 ^{+/-} VPD on Kansas near SW 6th Street

EXCLUSIVELY LISTED BY:

MARK REZAC

| Partner

Direct: 785.228.5308

mark@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENTS:
607 S Kansas Ave:	3,348 ^{+/-}	\$10.00	\$2,790.00	\$518.94	First floor is 1,890 ^{+/-} SF. 2nd floor is seating of 1,458 ^{+/-} SF. Former Schlotzsky's on Kansas Ave. Full basement.

360 WALK THRU: <https://my.matterport.com/show/?m=eKEHPTtTff>

- TENANT PAYS:** Tenant pays real estate taxes, utilities, janitorial, interior maintenance to include maintenance of the HVAC systems.
- LANDLORD PAYS:** Roof and structure, major replacement of the HVAC systems.
- LOCATION FEATURES:** Located in the heart of downtown Topeka across from the new Energy Plaza within walking distance to restaurants, shopping and the Kansas State Capitol.
- BUILDING FEATURES:** Two-story downtown row building with large windows and excellent visibility. Front windows appear to be overhead garage doors which would be a unique feature for a restaurant or bar. This space is perfect for a retail or office user looking for downtown convenience and visibility. Basement for storage.

