

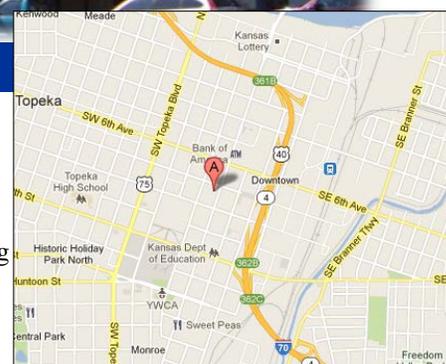
# FOR LEASE: RETAIL/OFFICE SPACE DOWNTOWN TOPEKA

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES INC



## PROPERTY: 709 S. KANSAS AVENUE, TOPEKA, KS 66603

LEASE RATE/SF/YR: \$10.00 - \$14.00/sf/yr  
 EST ADD'L CHARGES/SF/YR: \$2.00/sf/yr  
 YEAR BUILT: 1908  
 ZONING: C-5; Commercial  
 PARKING: Front door parking and parking garage adjacent to building  
 HEAT & AIR SYSTEM: Forced heat and central air conditioning  
 PLUMBING: Male and female restrooms on each level  
 TRAFFIC COUNT: 6,110<sup>+/-</sup> cars per day on Kansas Avenue



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	EST. CHARGES/MO:
RETAIL 1 <sup>ST</sup> FLOOR:	7,022 <sup>+/-</sup>	\$12.00	\$7,022.00	\$1,170.33

**COMMENT(S):**  
 Great location for a restaurant. Tenant receives vanilla shell. Check with agent for details. Owner very selective on prospective tenant and use. Quality finishes without windows. Multiple offices, reception, and bullpen.

OFFICE 2 <sup>ND</sup> FLR WEST:	3,750 <sup>+/-</sup>	\$10.00	\$3,125.00	N/A
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2017 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	7,115	65,111	125,569
AVERAGE HOUSEHOLD INCOME:	\$35,724	\$50,449	\$59,395
TOTAL EMPLOYEES:	27,964	59,131	89,300

**TENANT PAYS:** Responsible for utilities, janitorial, minor interior maintenance within the leased space as well as real estate taxes and property insurance beyond the base year.

**LANDLORD PAYS:** Responsible for **base year operating expenses**, insurances, taxes, roof and structure, major exterior maintenance, and \***BID** fees.  
 \*Property is located in the Business Improvement District. Go to <http://www.topeka.org/bid.shtml> or contact agent for more information.

**BUILDING FEATURES:** Historic Downtown retail building with classic, turn of the century interior details. An elevator building with space available overlooking Kansas Avenue.

**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.

### LEARN MORE

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