

# FOR LEASE: OFFICE SPACE



**PROPERTY: 823 QUINCY, TOPEKA, KS 66603**

LEASE RATE/SF/YR: \$11.00 - \$12.00/sf/yr  
 BUILDING SIZE: 121,928<sup>+/-</sup> sq. ft. – approx. 12,200<sup>+/-</sup> sq. ft. per floor  
 LOT SIZE: 22,500<sup>+/-</sup> sq. ft.  
 YEAR BUILT: 1951; Renovated several times  
 ZONING: C-5; Commercial  
 CONSTRUCTION: Concrete with reinforced steel frame. Concrete floors. Brick Exterior (waterproofed in 1998)  
 PARKING: Parking garage located caddy corner as well as ½ block south  
 SIGNAGE: Interior lobby signage

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
ONE FLOOR:	12,200	\$12.00	\$12,200	One floor of the former SWB bldg. Landlord will modify the floor to meet tenant needs.
THREE FLOORS:	36,000	\$12.00	\$36,000	Three floors of the former SWB bldg. Landlord will modify the floor to meet tenant needs.
MULTIPLE FLOORS:	67,000	\$12.00	\$67,000	Multiple floors of the former SWB bldg. Landlord will modify the floor to meet tenant needs.
ENTIRE BUILDING:	134,000	\$11.00	122,833	Entire Building

2013 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	10,356	67,773	127,197
MEDIAN HOUSEHOLD INCOME:	\$23,404	\$34,368	\$41,112
NUMBER OF EMPLOYEES:	27,797	63,400	89,899

**BUILDING FEATURES:** Ten story office building plus full basement in Downtown, Topeka, Kansas. Seven floors were originally constructed in 1951 with an additional three floors added in 1953. Premier downtown location across from City Hall and the County Courthouse. Parking garages are adjacent to the building with all downtown amenities within walking distance.

**LOCATION FEATURES:** Located in downtown Topeka, a block from I-70.



**LEARN MORE:**

**MIKE MORSE | SIOR | Partner**

Direct: 785.228.5304  
 mike@kscommercial.com

**KS COMMERCIAL REAL ESTATE SERVICES INC.**

Main: 785.272.2525  
 435 S Kansas Ave, Suite 200  
 Topeka, Kansas 66603  
[WWW.KSCOMMERCIAL.COM](http://WWW.KSCOMMERCIAL.COM)

All information furnished regarding property for sale or lease 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. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.