

FOR LEASE: OFFICE SPACE



PROPERTY: 823 QUINCY, TOPEKA, KS 66603

LEASE RATE/SF/YR: \$11.00 - \$12.00/sf/yr
 BUILDING SIZE: 121,928^{+/-} sq. ft. – approx. 12,200^{+/-} sq. ft. per floor
 LOT SIZE: 22,500^{+/-} 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:

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