

**FOR LEASE**

**TOPEKA INNOVATION CENTER  
627 - 635 S. Kansas Avenue**

**Property Features:**

- ◆ New, Class A, Lab, Office, Co-working Space, and Retail Space
- ◆ Estimated delivery: 4Q23
- ◆ Located at Kansas Avenue & 7th Street directly across from Evergy Plaza
- ◆ Turn-key build out to tenant requirements
- ◆ Base Year Expense Stop

**Offered for Lease:**

- ◆ Office - \$21/SF/Year (tenant responsible for janitorial)
- ◆ Retail - \$12/SF/Year (tenant responsible for taxes and janitorial)
- ◆ Lab - \$30/SF/Year (tenant responsible for janitorial)

**For more information please contact:**

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