

For Sale or Lease | 3 Historic Buildings Totaling 85,000 SF
627-635 S. Kansas Avenue Topeka, KS 66603



Call for Sale Price
Rents Starting \$20 PSF



1st Floor Retail & Restaurant Space Available | Prime Multifamily Development Opportunity
Negotiable Lease Structure | Substantial TI Available for Qualifying Tenants
Historic Properties Located in the South Kansas Avenue Commercial Historic District

New Class-A Office, Lab, & Retail Space Available
Prime Multifamily Redevelopment Opportunity in the Heart of Topeka
Turnkey Custom Build Outs Available for Credit Tenants
Leasable Suites Ranging from 20,000 – 85,000 SF
Pre-Approved for Federal & State Historic Tax Credits (HTC)
Zoning: C5

Josh Haith
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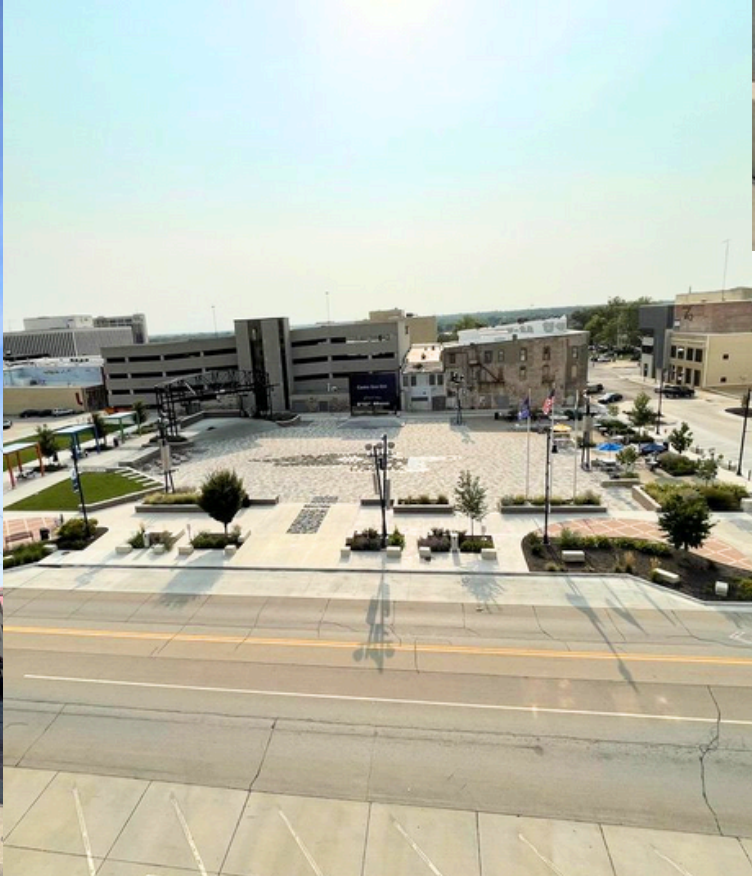


O: (913) 888-3456 x 7
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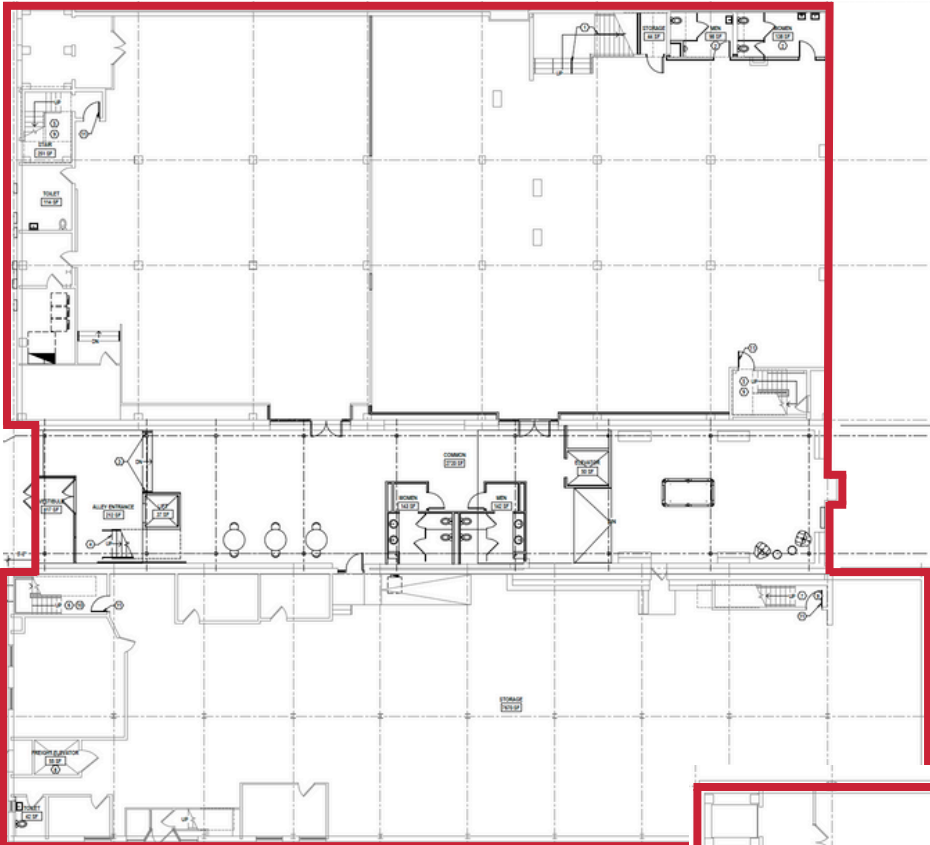
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Potential Rooftop Concept



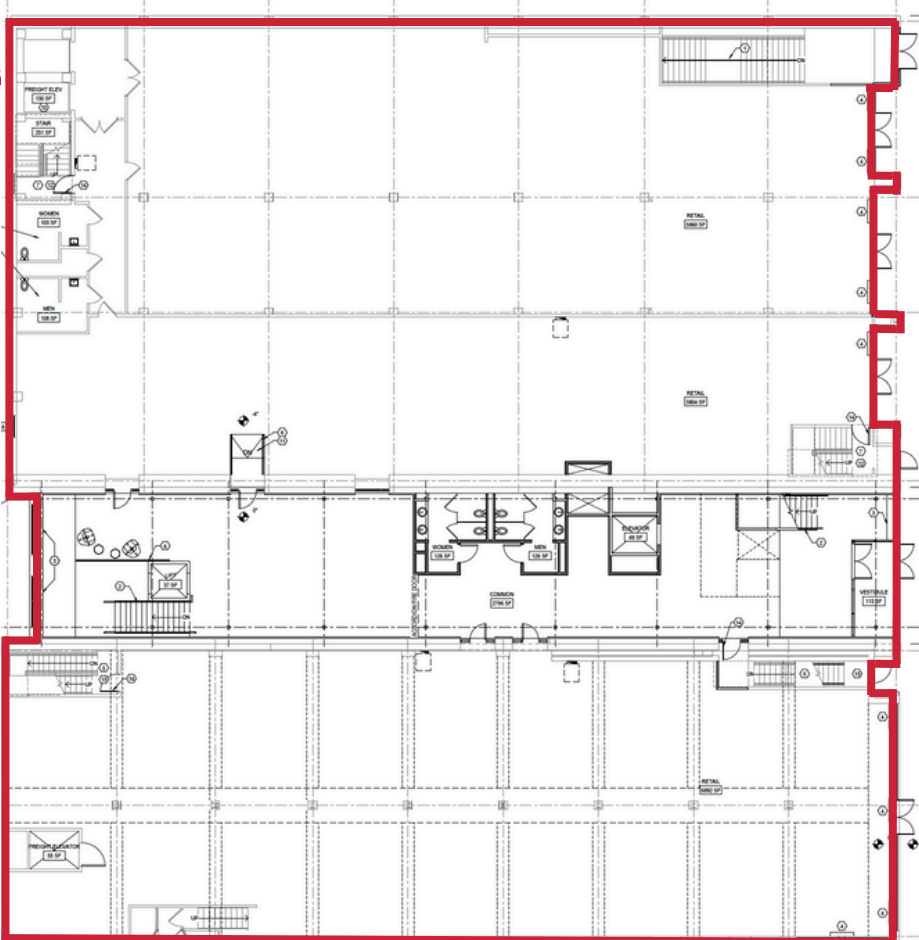
Potential Middle Building Redevelopment Concept





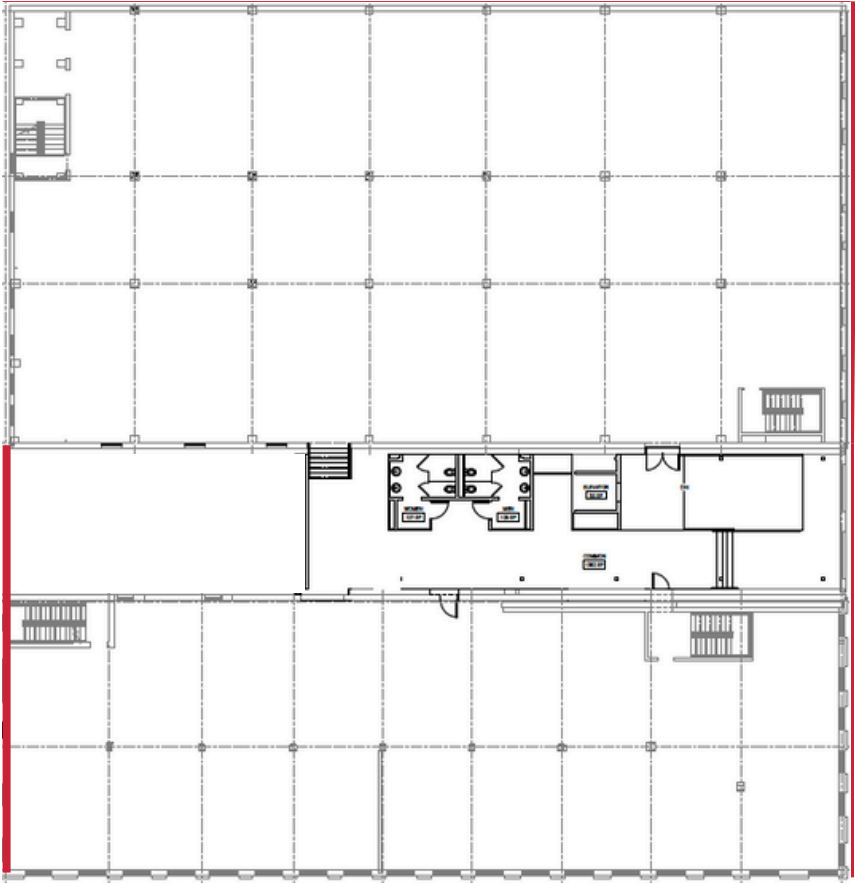
Lower Level
~22,100 SF
Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements

1st Floor
~20,321 SF
Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements



Note: These plans reflect the redevelopment of the middle building as common area. The middle can be modified per tenant's needs, including expanding Levels 2 & 3, without jeopardizing HTC approval.

2nd Floor
19,985 SF
Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements



3rd Floor
~ 20,041 SF
Conceptual Floor Plans Shown Can Be Modified Per Tenant's Requirements

Note: These plans reflect the redevelopment of the middle building as common area. The middle can be modified per tenant's needs, including expanding Levels 2 & 3, without jeopardizing HTC approval.

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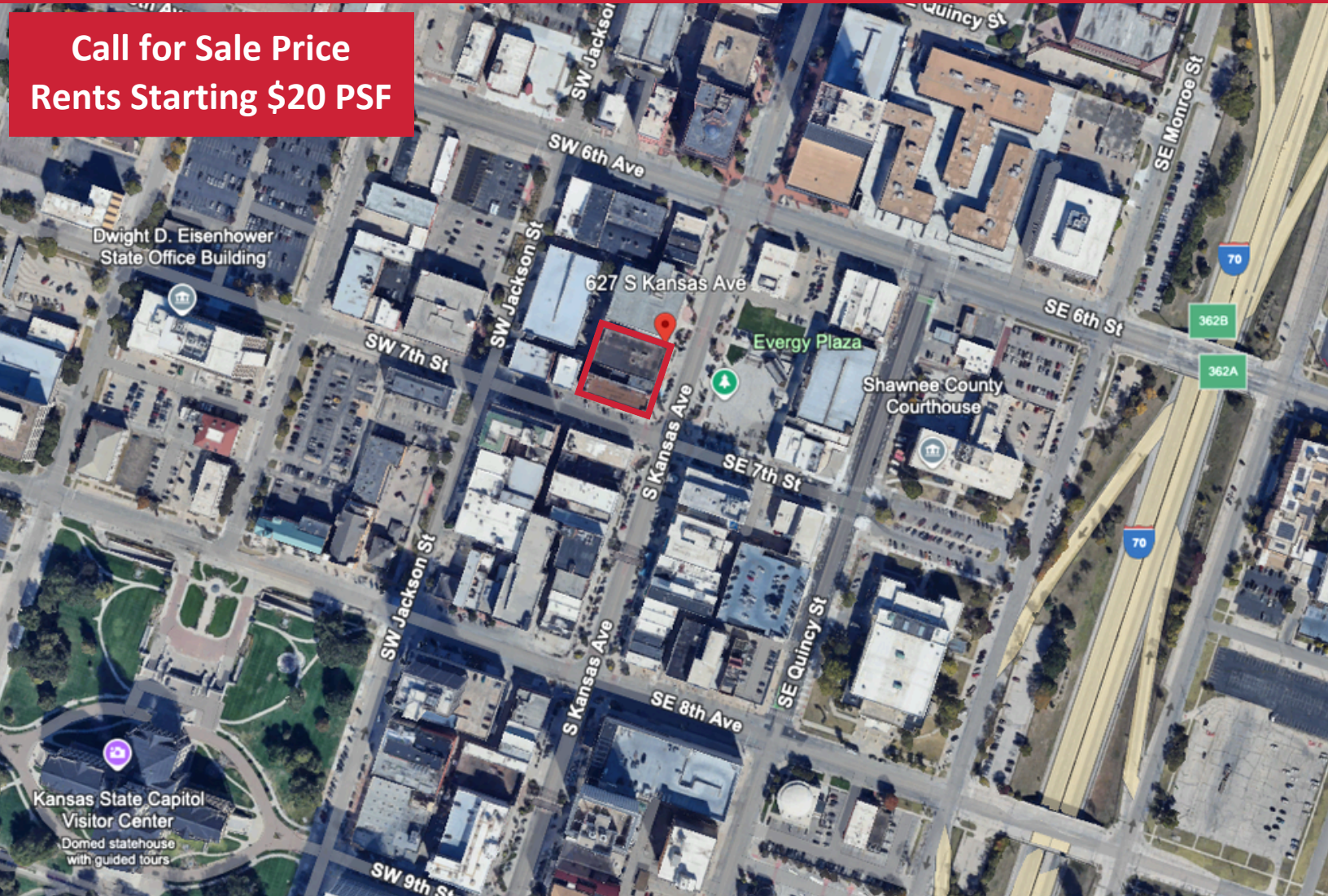
These historic buildings' prime downtown Topeka location, combined with its open layout on the 2nd & 3rd floors, provides an opportunity for a multifamily development directly across from the Every Plaza and only blocks from the Kansas State Capital, & Topeka Performing Arts Center.

2nd & 3rd floor concepts shown outline a 37-unit boutique loft apartment complex with units ranging from ~600 SF to ~1,350 SF.



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I-70	0.3 Miles
Capitol Building	0.3 Miles
Lawrence	27 Miles
KCI Airport	72 Miles

