

**OFFICE  
SPACE  
FOR LEASE**



**TOWNSITE**

TOWER • COMMONS • PLAZA

- **534 S Kansas Ave  
Topeka, KS 66603**
- **SPACE AVAILABLE  
750 SF - 40,000 SF**
- **LEASE RATE  
\$18/SF/YR**
- **FULL SERVICE  
GROSS**



**Ken Schmanke**  
785.554.8140  
[ken.schmanke@k1realtyllc.com](mailto:ken.schmanke@k1realtyllc.com)

**Patrick Ellrich**  
785.640.7630  
[patrick.ellrich@k1realtyllc.com](mailto:patrick.ellrich@k1realtyllc.com)

**ADDED VALUE COMMERCIAL REAL ESTATE SINCE 1988**



# ABOUT TOWNSITE

Say goodbye to your grandfathers office space. The new Townsite common areas, work spaces, and amenities are designed to fit today's productive teams.

In order to attract and retain the best talent, employers must provide an exciting environment that provides both collaboration and focus for your team. Your office space should reflect your brand and inspire great work.



Ken Schmanke  
785.554.8140  
[ken.schmanke@k1realtyllc.com](mailto:ken.schmanke@k1realtyllc.com)

Patrick Ellrich  
785.640.7630  
[patrick.ellrich@k1realtyllc.com](mailto:patrick.ellrich@k1realtyllc.com)



**ADDED VALUE COMMERCIAL REAL ESTATE SINCE 1988**



16th  
15th  
14th  
13th  
12th  
11th  
10th  
9th  
8th  
7th  
6th  
5th  
4th  
3rd  
2nd  
1st

Suite 1500 11,600 SF	
NOT DIVISIBLE BUILD TO SUITE	
Suite 1420 3,216 SF	
Suite 1301 3,645 SF	
Suite 1200 11,600 SF	
NOT DIVISIBLE BUILD TO SUITE	
Suite 1130 2,922 SF	
Suite 600 11,600 SF	
MOVE-IN CONDITION	



**TOWNSITE**  
TOWER

LEASED

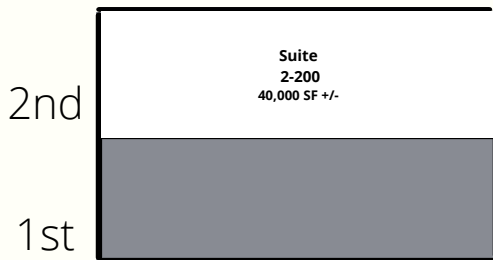
VACANT



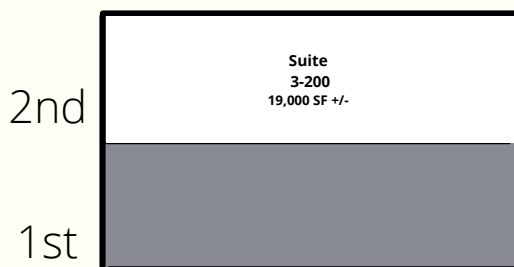
Contact for  
more details:

Ken Schmanke  
785.554.8140  
[ken.schmanke@k1realtyllc.com](mailto:ken.schmanke@k1realtyllc.com)

Patrick Ellrich  
785.640.7630  
[patrick.ellrich@k1realtyllc.com](mailto:patrick.ellrich@k1realtyllc.com)



PLAZA 2



PLAZA 3



PLAZA 4

Contact for more details:



Ken Schmanke  
785.554.8140  
[ken.schmanke@k1realtyllc.com](mailto:ken.schmanke@k1realtyllc.com)

Patrick Ellrich  
785.640.7630  
[patrick.ellrich@k1realtyllc.com](mailto:patrick.ellrich@k1realtyllc.com)





# PHOTO GALLERY







# UNMATCHED AMENITIES



## TOWNSITE CAFE

Townsite Cafe, (Located on the 1st floor of Townsite 3) offers affordable, fresh, and delicious breakfast and lunch options as well as specialty coffees and pastries. Weekly \$5 & \$7 lunch specials are posted every week.



## IN-HOUSE CATERING

Townsite's executive chef, Guillermo Rivera provides excellent food for any event or occasion all made fresh in our onsite kitchen.

For more catering details contact

**Nikki Martinek:** (785) 409.4931

[nikki.martinek@k1team.com](mailto:nikki.martinek@k1team.com)



## COMMON AREAS, EVENT VENUES, & MEETING SPACES

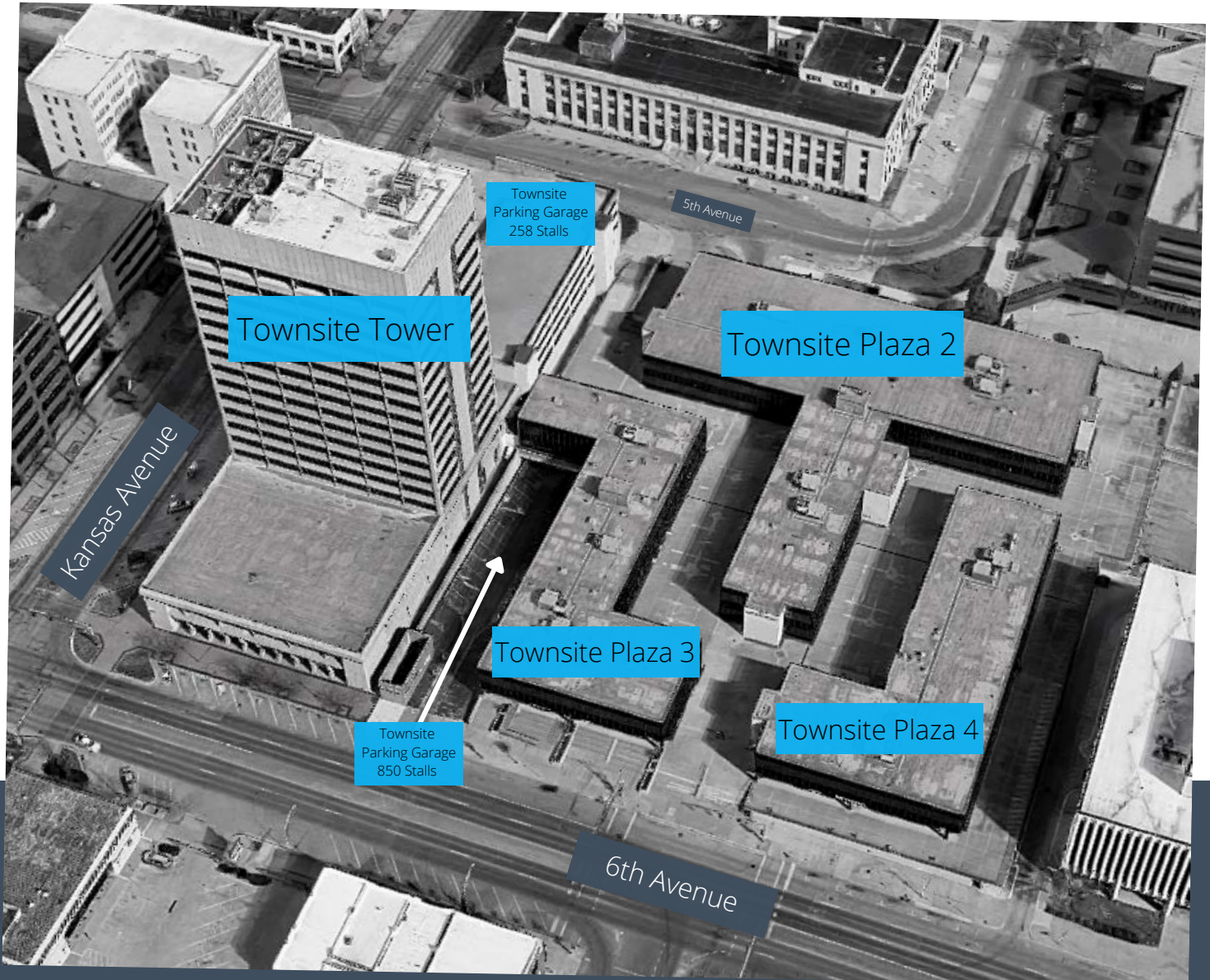
Tenants can enjoy a break from the office and hangout in one of our multiple common areas. Townsite also offers events venues and meeting spaces to host your next business mixer, party, conference, or training session onsite



# TOWNSITE

T O W E R • C O M M O N S • P L A Z A

## SITE MAP



Ken Schmanke

785.554.8140

[ken.schmanke@k1realtyllc.com](mailto:ken.schmanke@k1realtyllc.com)

Patrick Ellrich

785.640.7630

[patrick.ellrich@k1realtyllc.com](mailto:patrick.ellrich@k1realtyllc.com)

**ADDED VALUE COMMERCIAL REAL ESTATE SINCE 1988**





**TOWNSITE**

TOWER • COMMONS • PLAZA



**Ken Schmanke**

785.554.8140

[ken.schmanke@k1realtyllc.com](mailto:ken.schmanke@k1realtyllc.com)

**Patrick Ellrich**

785.640.7630

[patrick.ellrich@k1realtyllc.com](mailto:patrick.ellrich@k1realtyllc.com)

**ADDED VALUE COMMERCIAL REAL ESTATE SINCE 1988**