

For Lease

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astra Innovation Center

627-635 S. Kansas Avenue
Topeka, Kansas



Project Features

- New, Class A, Office, Lab and Innovation Space with ground floor Retail
- Estimated Delivery: Q3 2025
- Located at Kansas Avenue and 7th Street directly across from Evergy Plaza
- Turn-key build out for tenant requirements

Office Space Offered for Lease:
\$18/SF/Year Modified Gross

Lab Space Offered for Lease:
\$24/SF/Year Triple Net (NNN)
Retail Space Offered for Lease:
\$17/SF/Year Modified Gross

BRI BioRealty, Inc.
Facility+Capital Solutions

For tours of the property or for more information please contact
Stan Wendzel
BioRealty, Inc.
949.547.1071
stan@biorealty.com
www.biorealty.com

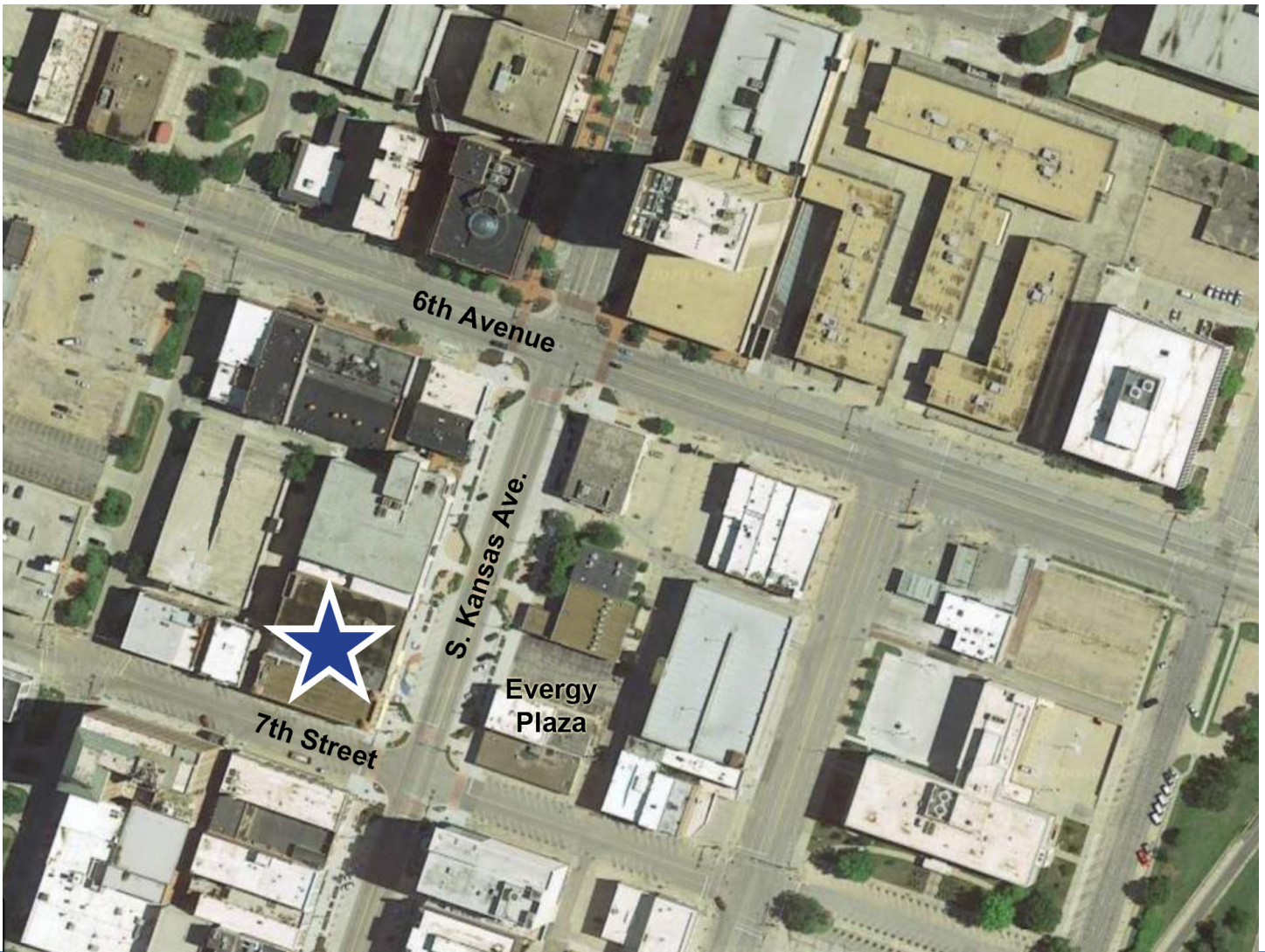
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Aerial



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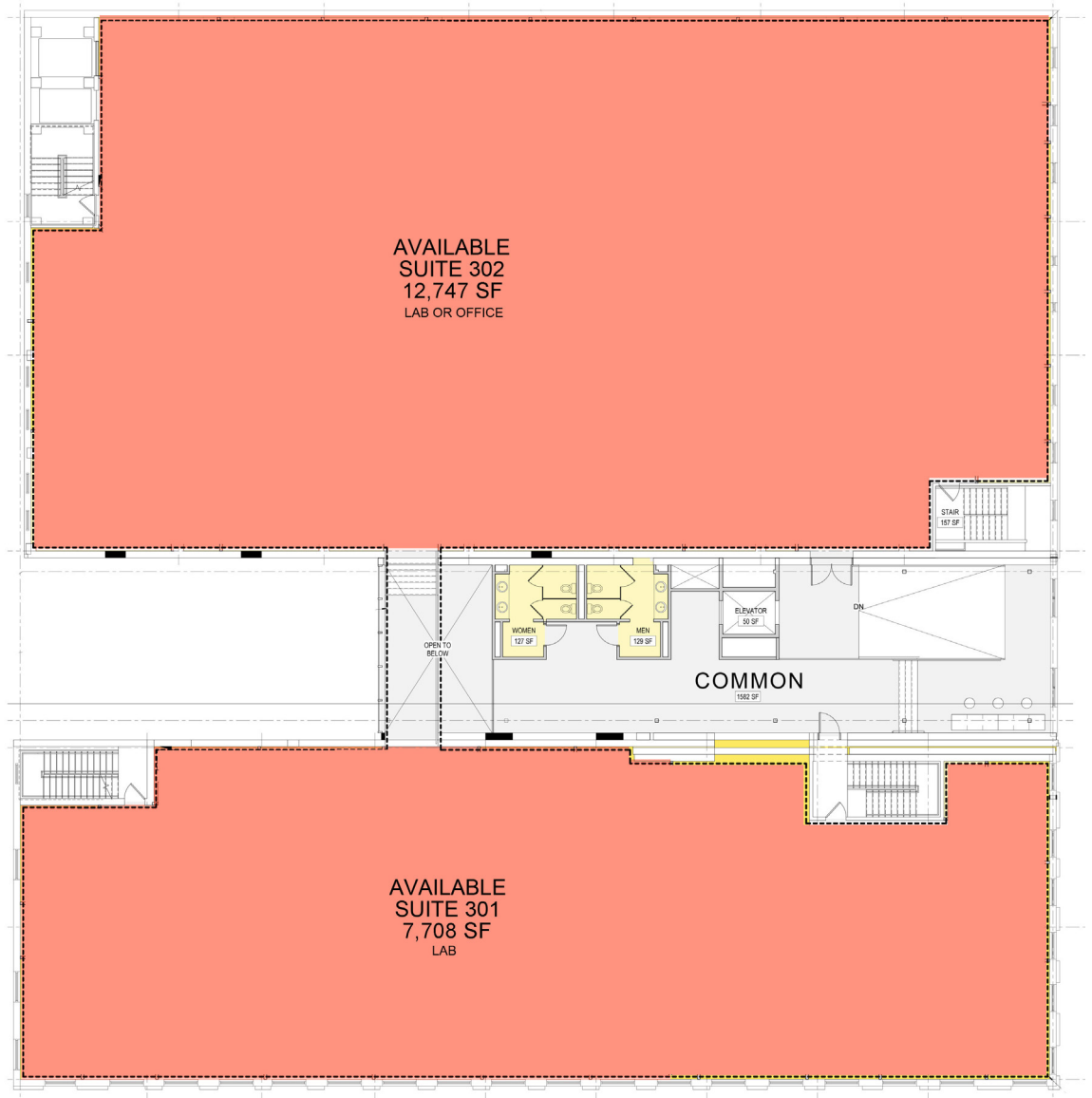
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Floor Plan Level 3



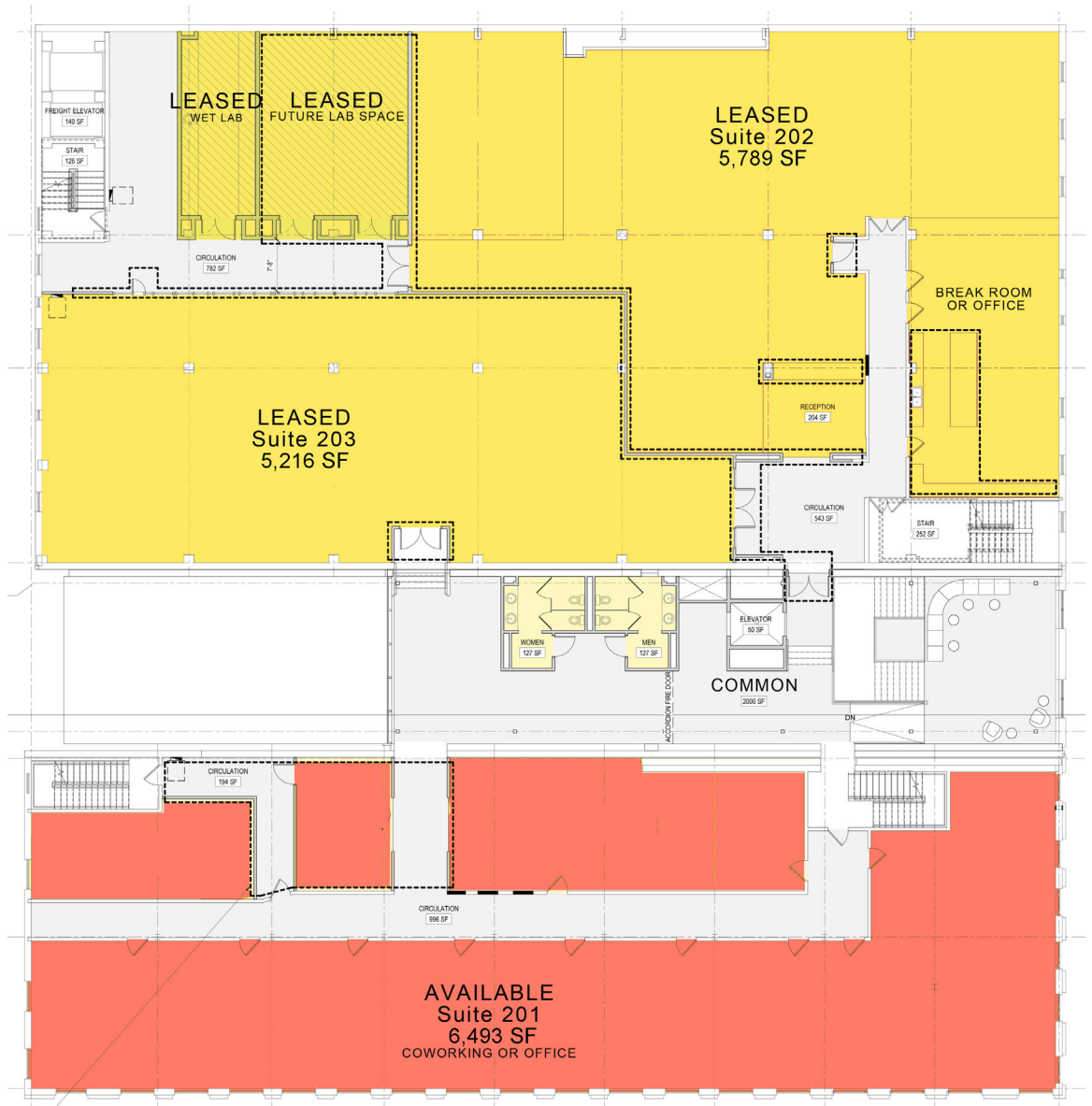
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Floor Plan Level 2



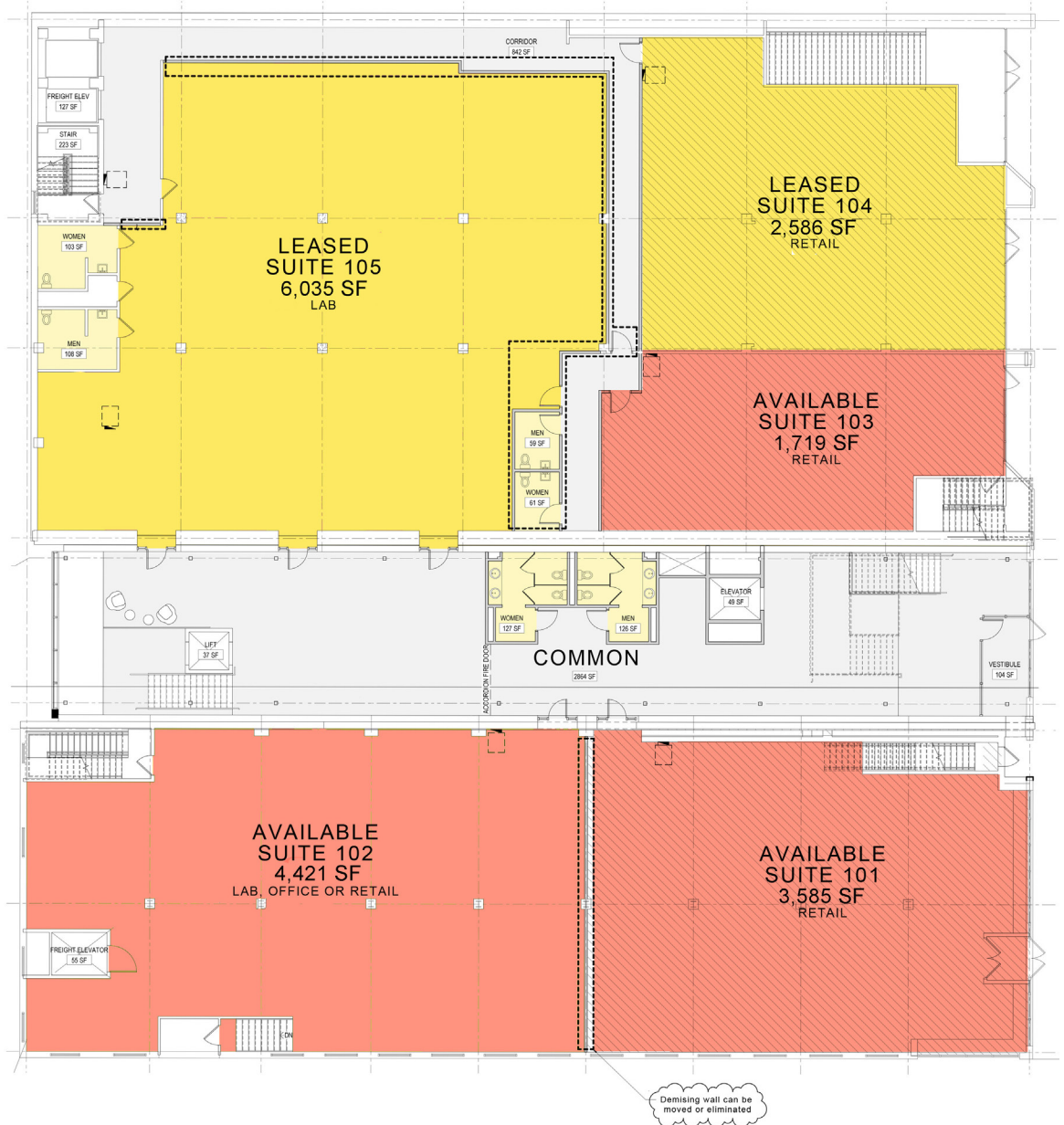
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Floor Plan Level 1



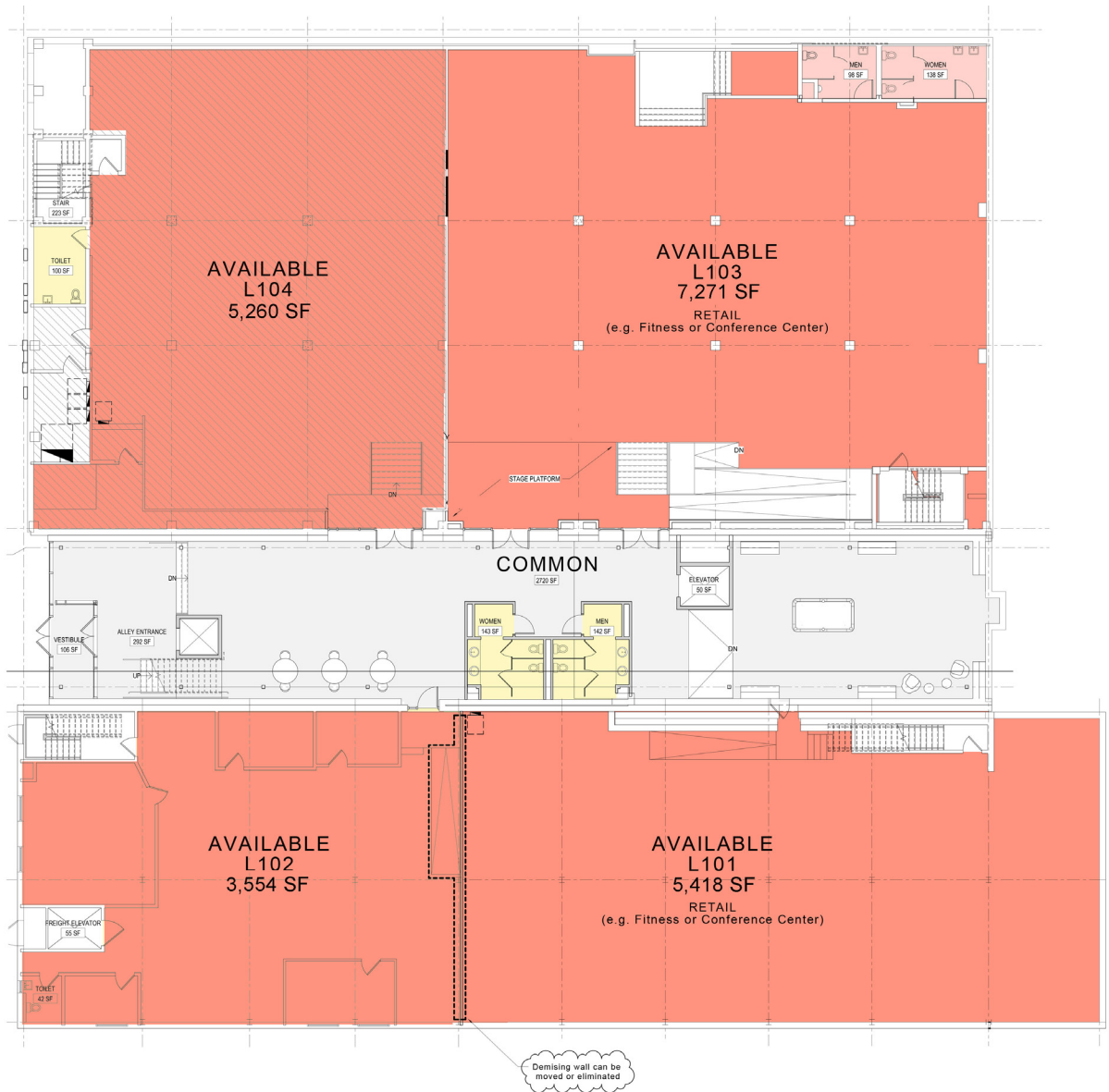
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Floor Plan Lower Level



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Property Attributes

- Roof top deck
- Event/Meeting Space
- Multiple, large common areas
- Prime Downtown Location
- Directly across the street from Evergy Plaza



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