

**Astra Innovation Center**  
 627 - 635 S. Kansas Avenue, Topeka, KS  
**Listing of Currently Available Space**  
 As of 9-6-22

		Approximate Usable SF	Type of Space	Comments
<b>Level 3:</b>				
<u>635 Building (f/k/a Wolfe's):</u>				
	Suite 301	6,703	Office	
<u>627 Building:</u>				
	Suite 302	11,084	Office	
<b>Level 2:</b>				
<u>635 Building (f/k/a Wolfe's):</u>				
	Suite 201	5,646	Office	<i>In negotiation</i>
<u>627 Building:</u>				
	Suite 202	5,034	Office or Lab	<i>In negotiation</i>
	Suite 203	4,536	Lab/Office	LEASED
<b>Level 1:</b>				
<u>635 Building (f/k/a Wolfe's):</u>				
	Suite 101	3,117	Retail	<i>Could be combined with Suite 102</i>
	Suite 102	3,844	Office or Retail	<i>Could be combined with Suite 101</i>
<u>627 Building:</u>				
	Suite 103	1,495	Retail	
	Suite 104	2,249	Retail	LEASED
	Suite 105	5,248	Office or Lab	
<b>Lower Level:</b>				
<u>635 Building (f/k/a Wolfe's):</u>				
	Suite L101	4,711	Office or Retail	<i>Ideal for a gym or yoga studio</i>
	Suite L102	3,090	Office or Storage	
<u>627 Building:</u>				
	Suite L103	6,323	Office or Retail	<i>Ideal for a conference center</i>
	Suite L104	4,574	Office or Storage	
	Total Usable SF	67,654		
	Common Area Load Factor	1.13		
	Total Rentable SF	<u>76,449</u>		

**Notes:**

Actual Common Area Load Factor	1.21
Common Area Load Factor used to determine Rentable SF	1.13