

# Medical Office Building

**\$1,250,000**



**PRIME  
LOCATION**

**1315 SW 6<sup>TH</sup> AVENUE  
TOPEKA, KS 66606**

- YEAR BUILT: 2000
- ZONING: C-4
- USE: Medical Office/Office
- BUILDING CLASS: B
- BUILDING SIZE 7040 sf
- LOT SIZE: 19,500 sf
- NUMBER UNITS: 1-4
- NEW ROOF: 2020
- NOI: \$105,600
- ASKING RENT: \$ 15 psf
- NNN EXPENSE: \$ 5.32 psf
- CAP RATE: 8.4

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## PROPERTY DESCRIPTION

Property is located within the close proximity of University of Kansas Health System, Kansas Rehabilitation Hospital, Stormont Vail Health, Cotton O'Neil Post-Acute Care, KMC Gastroenterology & Endoscopy Center, and Saint Francis Cardio Thoracic Surgery.

Property is currently configured for 3 tenants. Suite A and Suite B are configured together with a nice reception area, several

exam rooms, offices, X-Ray room, nurse stations, clean room, and break room with full kitchen.

Suite C and Suite D are currently configured separately for individual non medical Tenants or can be combined with Suites A and B for a single use Medical Tenant.

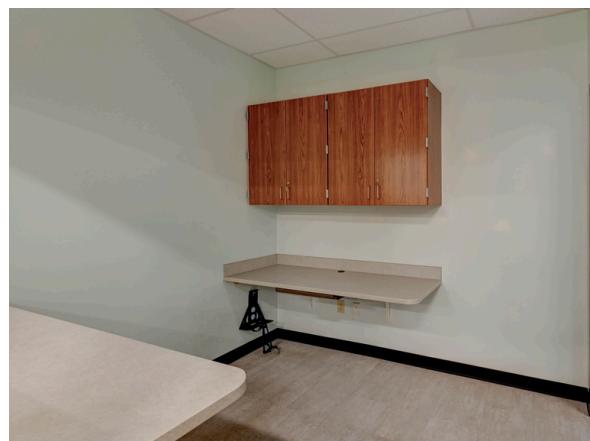
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	12,907	60,161	128,696
2024 NUMBER HH	5,672	25,872	52,578

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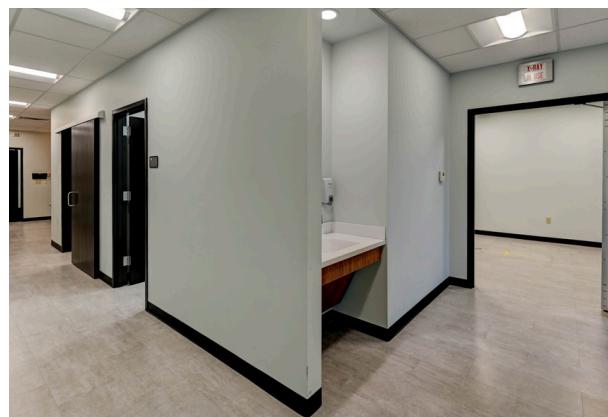
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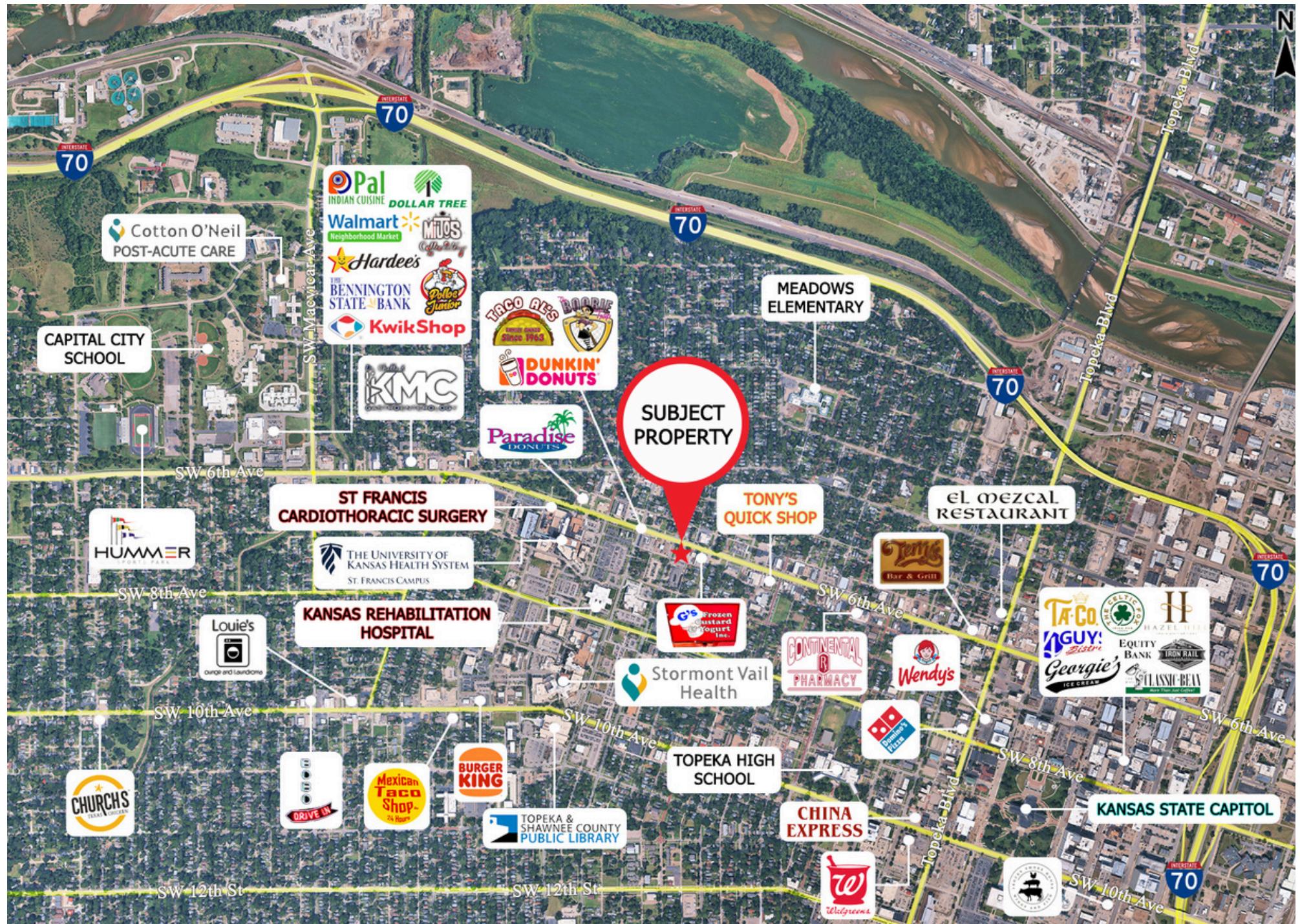
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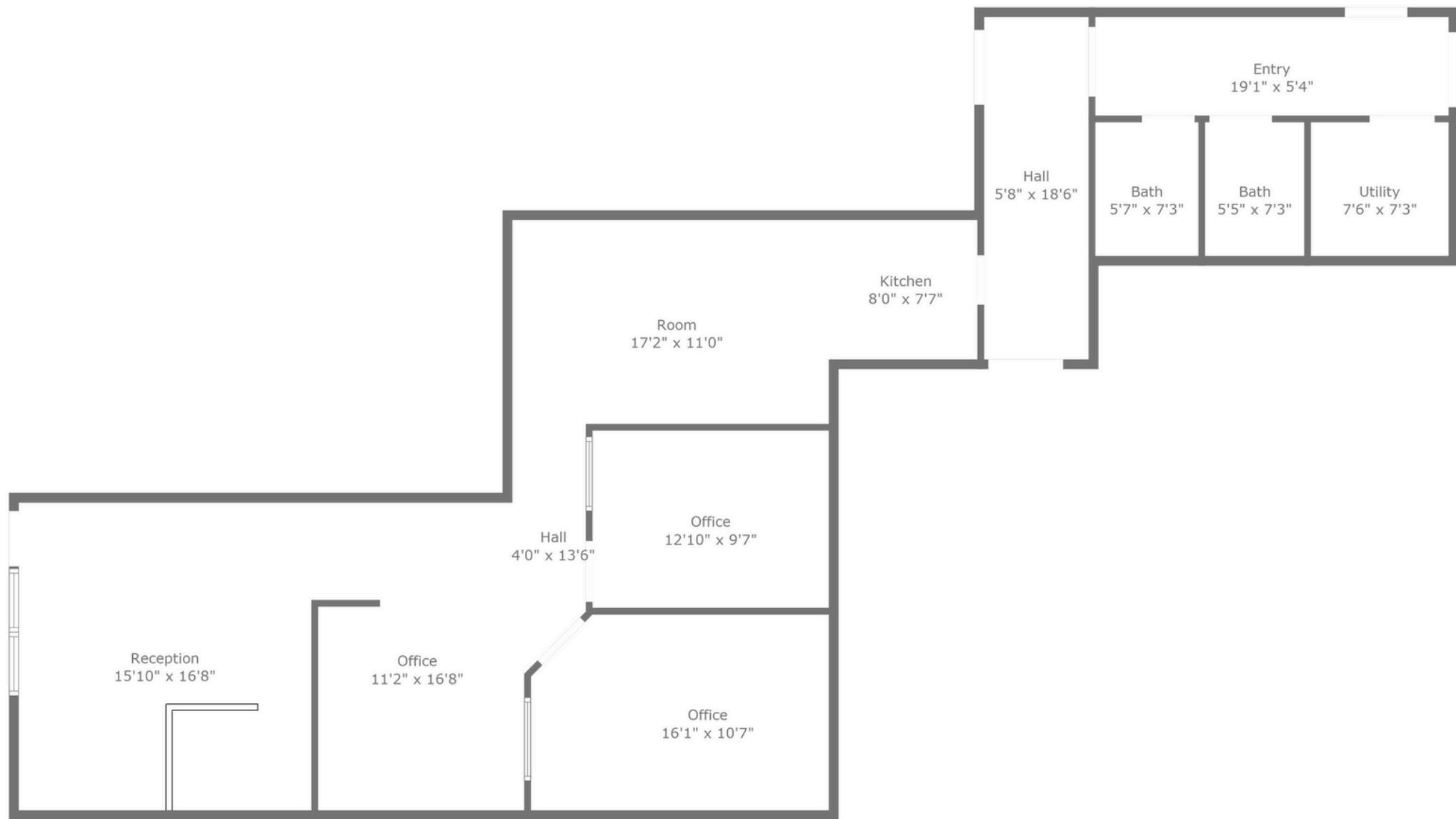
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**TOTAL: 4429 sq. ft**  
**FLOOR 1: 4429 sq. ft**  
**WALLS: 148 sq. ft**



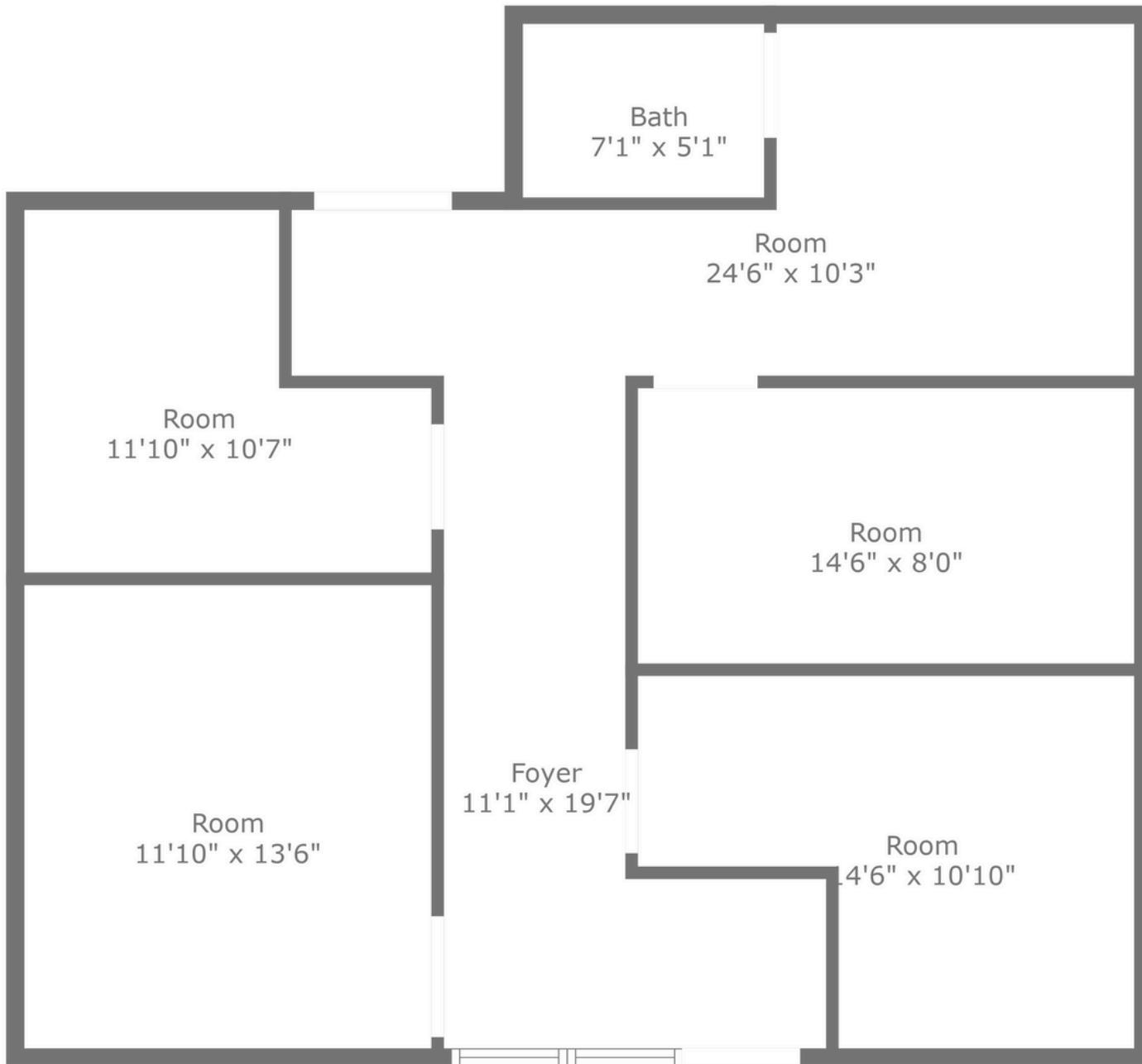
**TOTAL: 1355 sq. ft**

FLOOR 1: 1355 sq. ft

EXCLUDED AREAS: UTILITY: 54 sq. ft

WALLS: 122 sq. ft





**TOTAL: 885 sq. ft**  
FLOOR 1: 885 sq. ft



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