

FOR LEASE

LIBERTY BUILDING

1125 SW Gage Blvd, Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

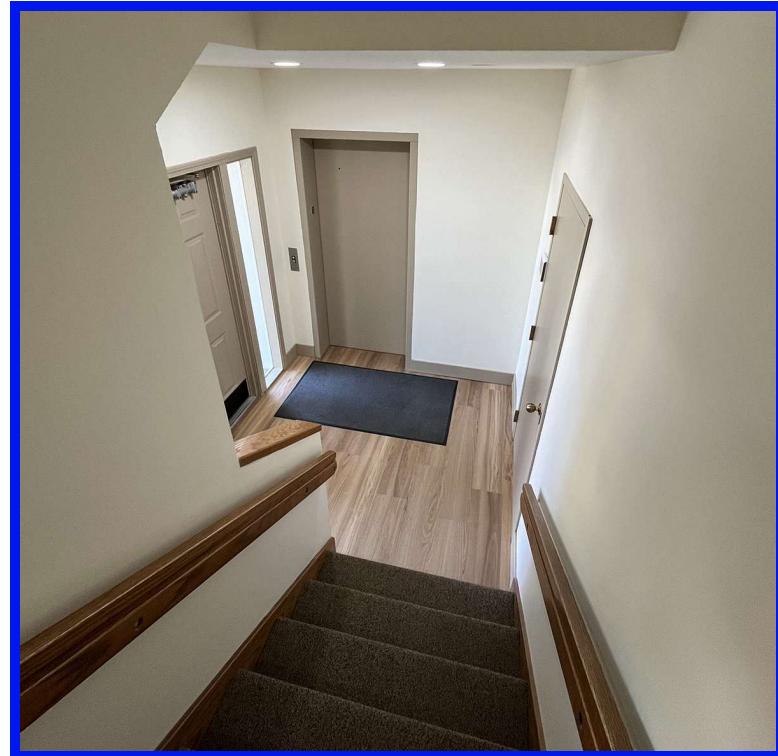
The Liberty Building is a two-story medical office building. Nearly 12,000⁺/ SF divided into suites for many types of practices. Common areas have been updated with new flooring and paint. Front-door parking and private entrances are available.

LOCATION

Located next to Fleming Place Shopping Center at 10th & Gage. Dillon's, Paisano's, Walgreens, and Blackbird Cafe are within walking distance. Easy access with I-70 and Hwy 75 about a mile away.

OFFERING SUMMARY

Lease Rate	\$15.00 - 17.00 SF/yr
Building Size	11,728 ⁺ / SF
Available Space	1,600 - 2,800 ⁺ / SF
Lot Size	14,344 ⁺ / SF
Year Built	1986
Zoning	PUD,OI1



Listed By:



MIKE MORSE

Partner, SIOR

785.228.5304

mike@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and/or lessee should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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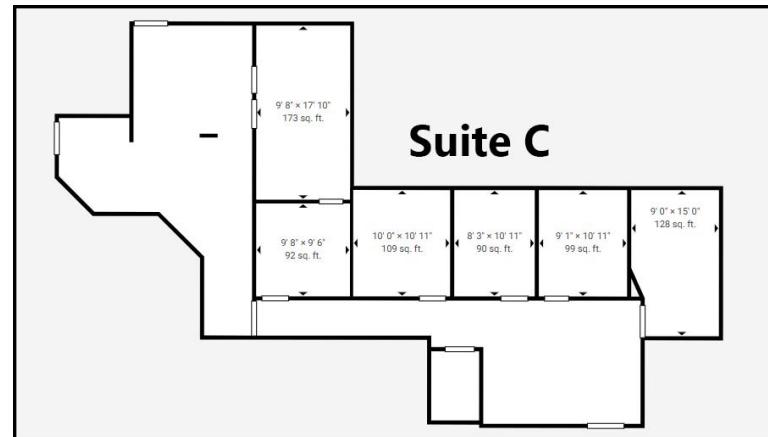
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SPACES	LEASE RATE	BASE RATE/MO	VIRTUAL WALK-THRU LINK
Suite C - 1,600 ^{+/‐} SF	\$15.00/SF/yr	\$2,000.00	https://my.matterport.com/show/?m=t8ycuMiQjw7
2,235 ^{+/‐} SF	\$17.00/SF/yr	\$3,166.25	
2,800 ^{+/‐} SF	\$17.00/SF/yr	\$3,967.00	

Full-service lease less janitorial within the leased space.



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