

For Sale or Lease

Office



**3706 SW TOPEKA BLVD.
TOPEKA, KS, 66610**



Under NEW OWNERSHIP-Capital City Plaza!

This professional office building on the South side of Topeka has office condo suites available for lease or sale. Shared amenities include dedicated parking, elevator access, shared use of the conference room and kitchen area, common area restrooms, and digital signage. Lease rates are full service and include all utilities, expenses, and janitorial.

PROPERTY DETAILS

- Year Built: 1986
- Lot Size: 8,386 SF
- Zoning: C4
- Available Office Suites:
854 SF - 18,653 SF total



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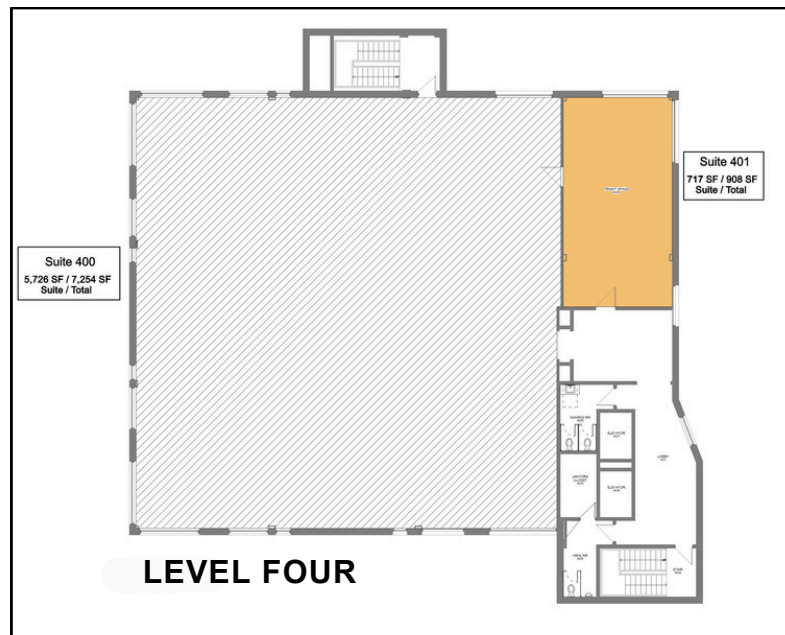
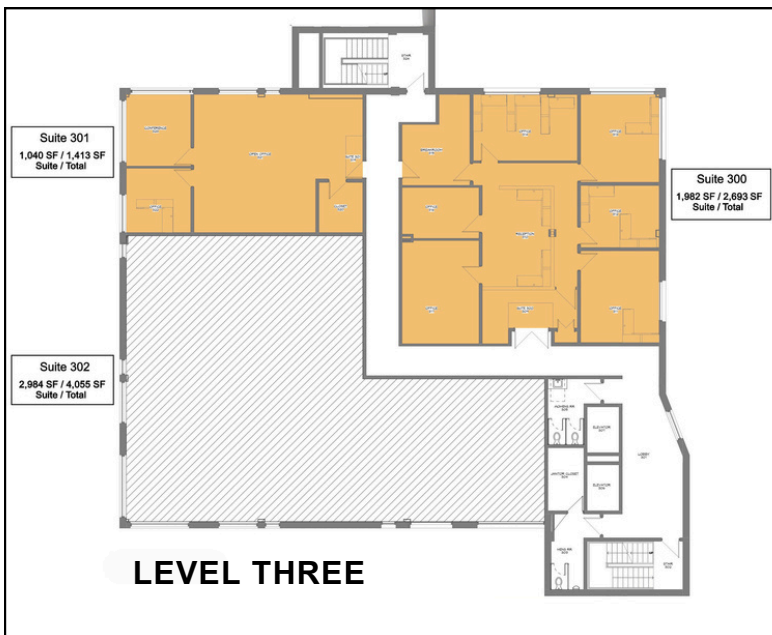
SUITE	SIZE	LIST PRICE	LEASE RATE*
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Suite 100	2,088 SF	\$66,821	\$2,088 / Mo.
Suite 103	3,831 SF	\$122,587	\$3,831 / Mo.
Suite 300	2,693 SF	\$86,192	\$2,693 / Mo.
Suite 301	1,413 SF	\$45,227	\$1,413 / Mo.

SUITE	SIZE	LIST PRICE	LEASE RATE*
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Suite 201	3,493 SF	\$111,774	\$3,493 / Mo.
Suite 202	1,804 SF	\$57,740	\$1,804 / Mo.
Suite 203	854 SF	\$27,257	\$854 / Mo.
Suite 401	908 SF	\$63,560	\$1210.67/Mo.

***LEASE RATES ARE ALL FULL SERVICE**



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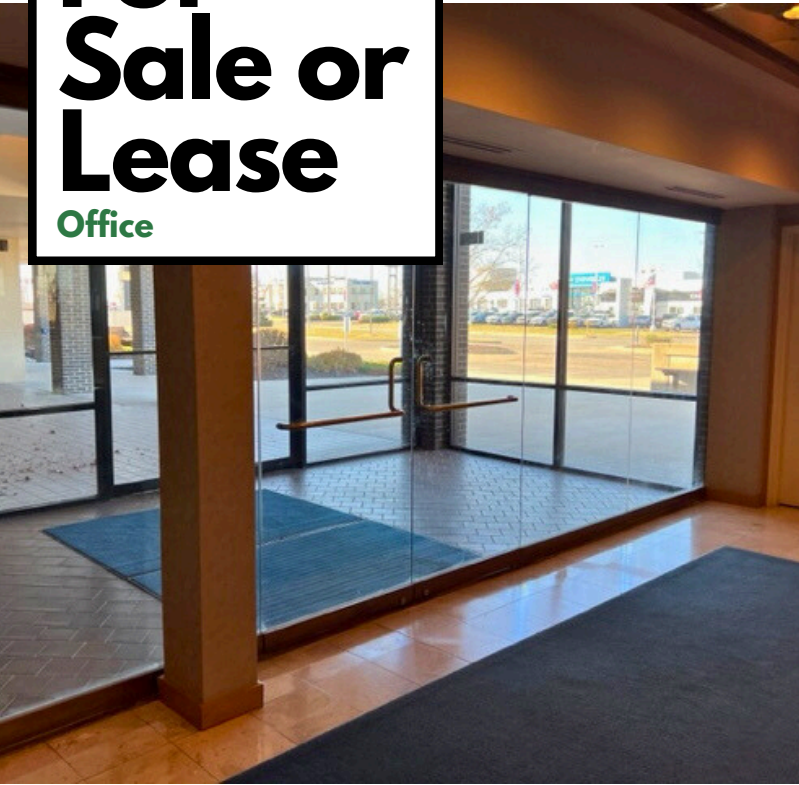
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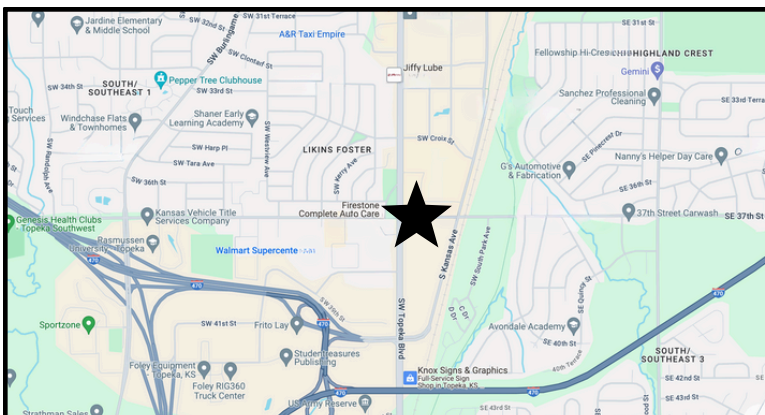


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AREA DEMOGRAPHICS

CATEGORY	1 mile	3 miles	5 miles	CATEGORY	1 mile	3 miles	5 miles
2020 Population	7,576	53,473	122,091	Median Age	34.9	36.9	38.5
2024 Population	8,140	54,124	123,090	Average Household Income	\$55,955	\$63,777	\$67,470
2029 Population Projection	8,181	53,798	122,256	Median Household Income	\$44,308	\$47,844	\$49,937
Annual Growth 2024-2029	0.1%	-0.1%	-0.1%	Consumer Spending	\$73.6M	\$564.1M	\$1.3B



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