

BURLINGAME SOUTH BUSINESS CENTER

37th & Burlingame Rd (SEC),
Topeka, KS 66609

Professional Business Center

Large Parking Lots

Ideally located at I-470 and Burlingame Rd
with quick access to downtown
and all sectors of Topeka.

FOR SALE OR LEASE

FOR LEASE

\$11/SF/YR NNN.

\$4.30/SF/YR for Common Area Maintenance
Real Estate Taxes and Insurance.

Tenant improvements are negotiable

Space Available: Total = 15,830, Can Divide.

FOR SALE

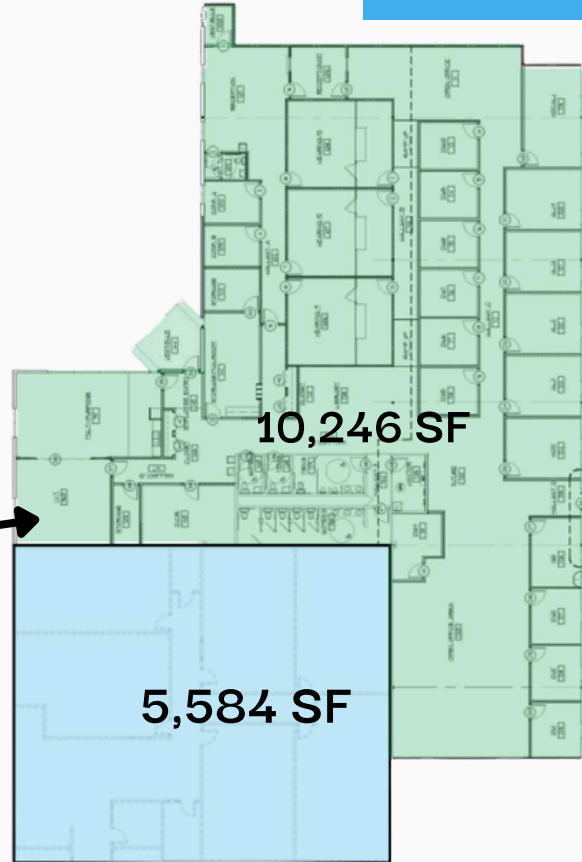
Profit and Loss: Sept 2024 thru Aug 2025

Income	\$1,030,988
Operating Expenses	\$351,264
Net Operating Income (NOI)	\$679,724
Cap Rate	8.50%
Sale Price	\$7,996,753
Total Square Feet	62,057
Sale Price / Square Foot	\$129



3712 SW BURLINGAME RD, TOPEKA, KS

FOR LEASE



FOR SALE



Ken Schmanke | 785.554.8140 | ken.schmanke@k1hq.com

VALUE ADDED COMMERCIAL REAL ESTATE SERVICES SINCE 1988

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