

# For Sale or Lease

Office/  
Medical Office



1123 & 1125 SW GAGE BLVD.  
TOPEKA, KS, 66604



This centrally located professional office building in Topeka has a first floor office condo available for sale and office suites available for lease. Tenants benefit from shared amenities, including dedicated free parking, elevator access, and common area restrooms. Recent property enhancements include improved landscaping, new siding and security system, and updated common areas and restrooms. The office is in a major business corridor, with a Dillon's Grocery Store, Walgreens, and Starbucks nearby.



## PROPERTY DETAILS

- Year Built: 1986
  - Building Size: 11,728 SF
  - Lot Size: .33 Acre
  - Zoning: PUD.O11
- Level 1: 5,138 SF
- Sale Price: \$449,000
  - Lease Rate: \$12 PSF, GROSS
- Level 2: 1,000 SF (Suite B)
- Lease Rate: \$12 PSF, GROSS



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785-764-3433

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## AREA DEMOGRAPHICS

CATEGORY	1 mile	3 miles	5 miles	CATEGORY	1 mile	3 miles	5 miles
2020 Population	9,277	62,291	124,310	Median Age	44.1	38.8	38.8
2024 Population	8,919	62,830	124,930	Average Household Income	\$75,153	\$64,248	\$68,182
2029 Population Projection	8,774	62,410	124,007	Median Household Income	\$57,264	\$49,207	\$55,322
Annual Growth 2024-2029	-0.3%	-0.1%	-0.1%	Consumer Spending	\$118.3M	\$704.5M	\$1.4B



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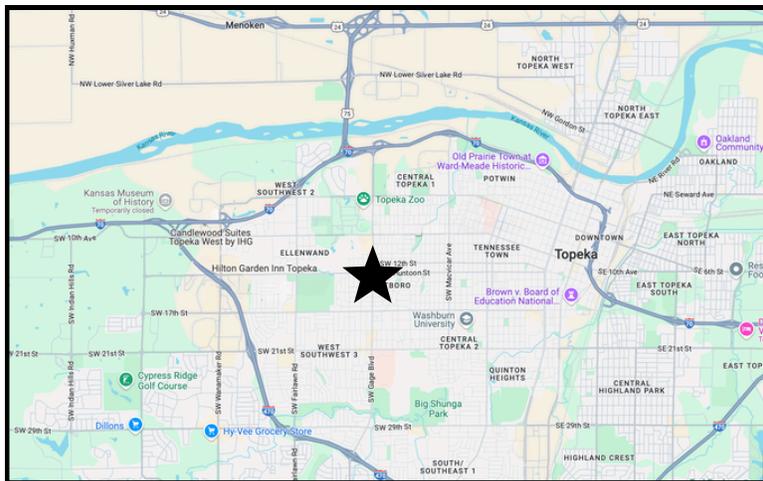
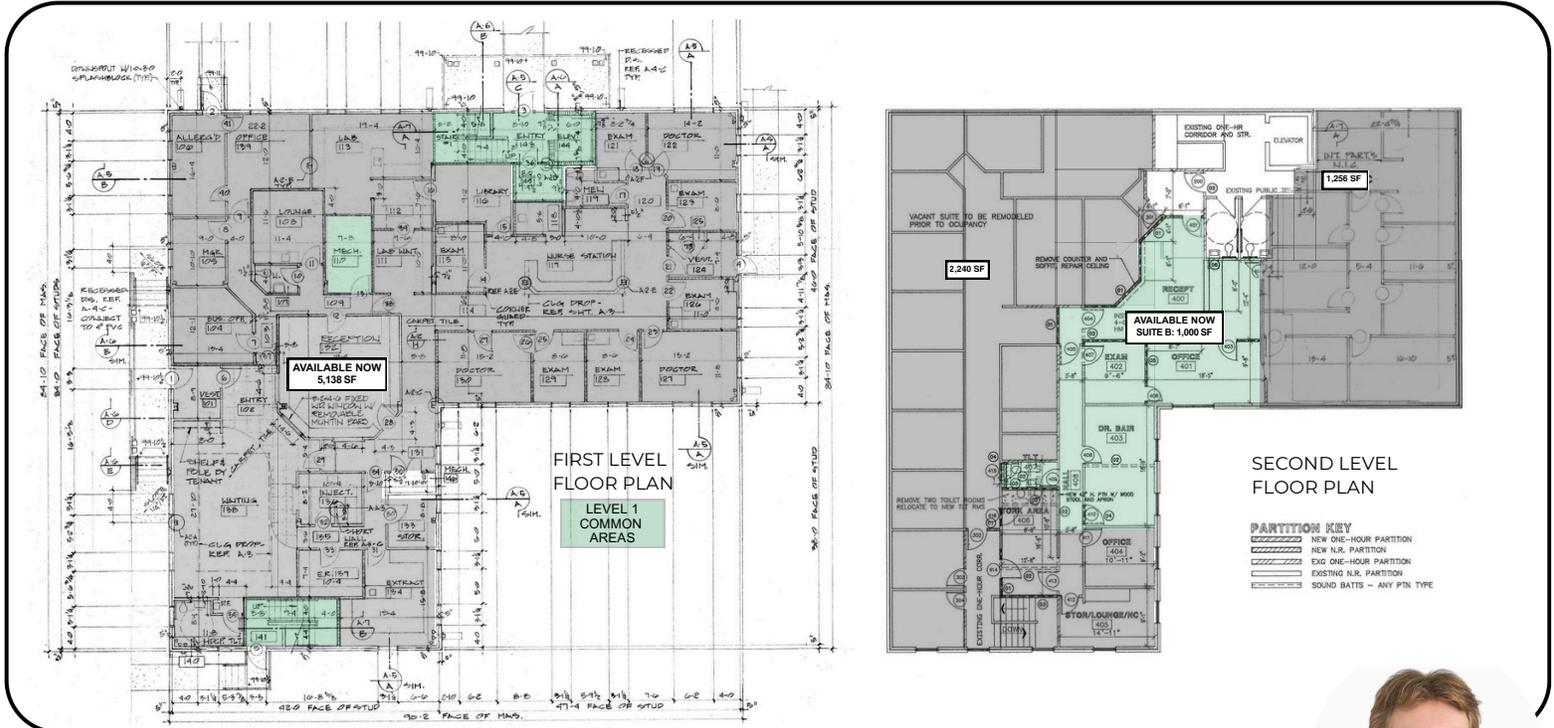
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# For Lease

Retail  
Industrial/Flex



3009 FOUR WHEEL DRIVE  
STE. B, LAWRENCE, KS 66047



The south unit of this flex/warehouse building, located near 31st and Iowa Street in Lawrence, is now available for lease. This space includes an updated office/showroom area with heating and cooling, two restrooms, and a spacious warehouse featuring 16-foot ceilings. It also has a drive-in door and a mezzanine. The property provides three-phase power and convenient access to the K-10 Highway.

## PROPERTY DETAILS

- Built in 1995
- CS Zoning
- Lot Size: 13,571 SF
- Building Size: 5,159 SF
- Available Space: 2,750 SF
- Lease Rate: \$2,800 per month, plus utilities and shared common area maintenance



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