

For Sale or Lease

Office



2121 SW CHELSEA DR.
TOPEKA, KS, 66614



This professional office building is available for sale or lease. It is located in West Topeka off of 21st and Fairlawn and has close access to I-470. The existing owner could stay as a tenant, or the property could accommodate an owner/occupant.

SALE PRICE: \$1,995,000

LEASE RATE: \$9/SF, NNN



✉ kirsten@foundationscommercial.com

🌐 www.foundationscommercial.com

Kirsten Flory 📞 **785-766-6568**

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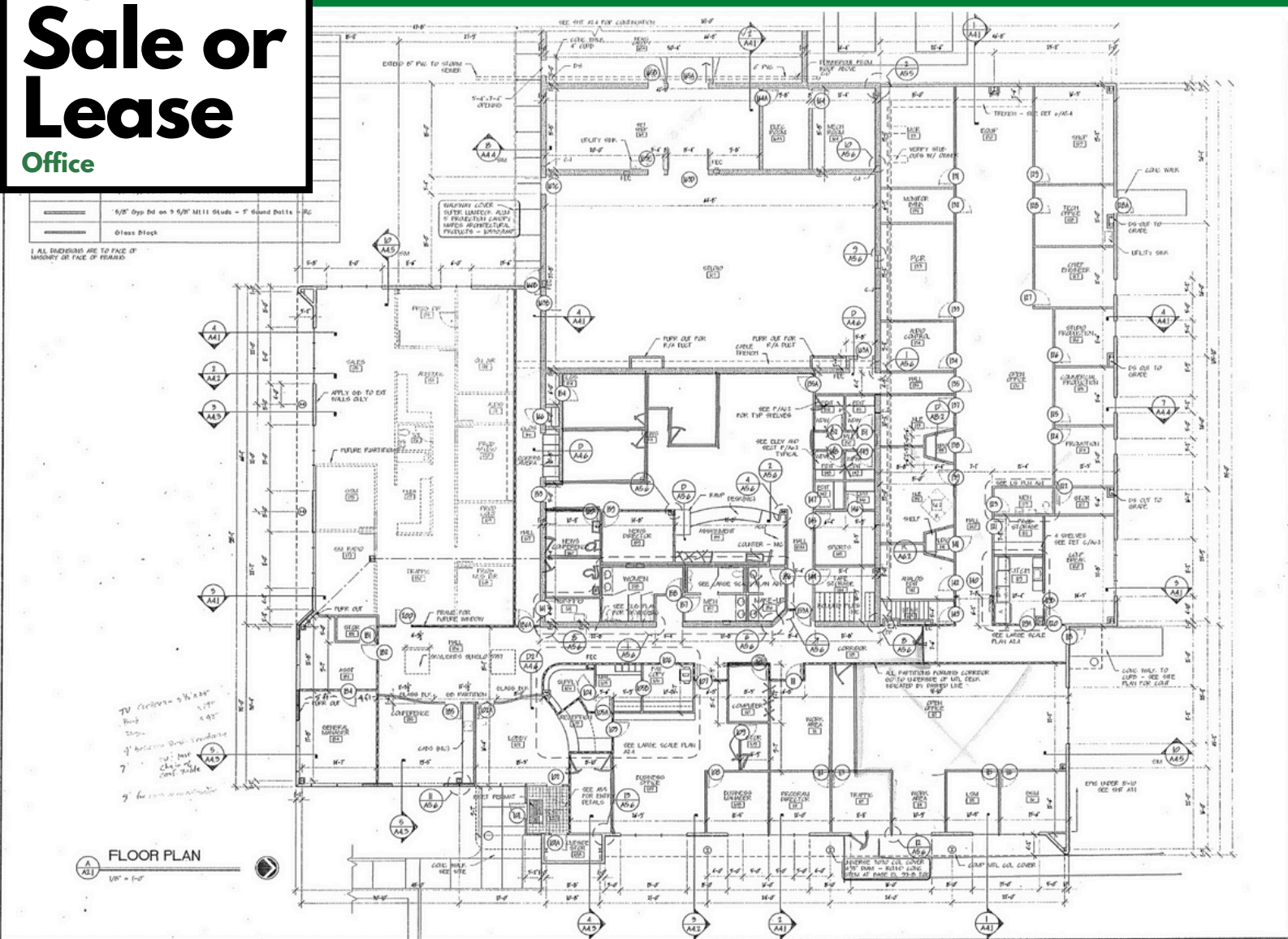
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PROPERTY DETAILS

- Built in 1997
- 2.46 Acres Lot
- 20,790 SF Building
- Multiple Entrances
- Ample parking
- Former recording studio with high ceilings
- Private offices
- Large bullpens
- Meeting space
- Drive-in door for delivery access



FOUNDATIONS
COMMERCIAL REAL ESTATE

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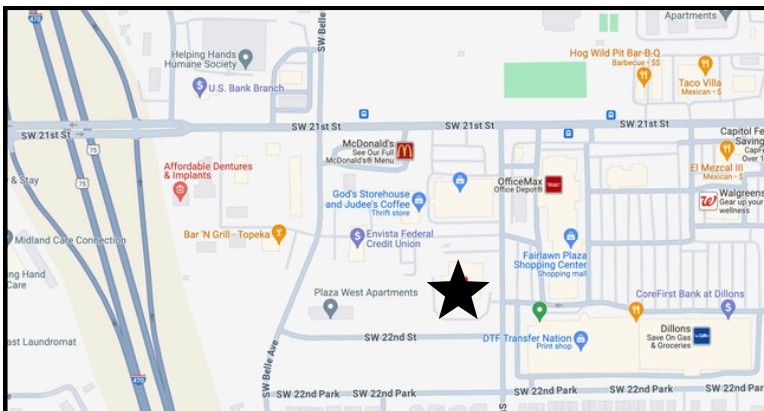


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AREA DEMOGRAPHICS

CATEGORY	1 mile	3 miles	5 miles	CATEGORY	1 mile	3 miles	5 miles
2020 Population	10,521	68,486	107,194	Median Age	40.8	40.3	39.3
2024 Population	10,166	65,895	107,061	Average Household Income	\$73,787	\$79,210	\$72,224
2029 Population Projection	10,011	64,843	106,143	Median Household Income	\$56,465	\$59,431	\$52,706
Annual Growth 2024-2029	-0.3%	-0.3%	-0.2%	Consumer Spending	\$123.1M	\$827.4M	\$1.2B



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