

For Sale or Lease

Office



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



Under NEW OWNERSHIP-Capital City Plaza!

This premier professional office building on the south side of Topeka provides modern office condo suites available for lease or sale. Tenants enjoy dedicated parking, elevator access, a shared conference room & kitchen, spacious common area restrooms, and prominent digital signage to showcase your business. Full-service lease rates include all utilities, expenses, and janitorial services.

PROPERTY DETAILS

- Year Built: 1986
- Zoning: C4
- Lot Size: 8,386 SF
- Building Size: 28,408 SF
- Available Office Suites:
908 SF - 20,285 SF total
(Pricing Details on page 3)



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Landon Berquist



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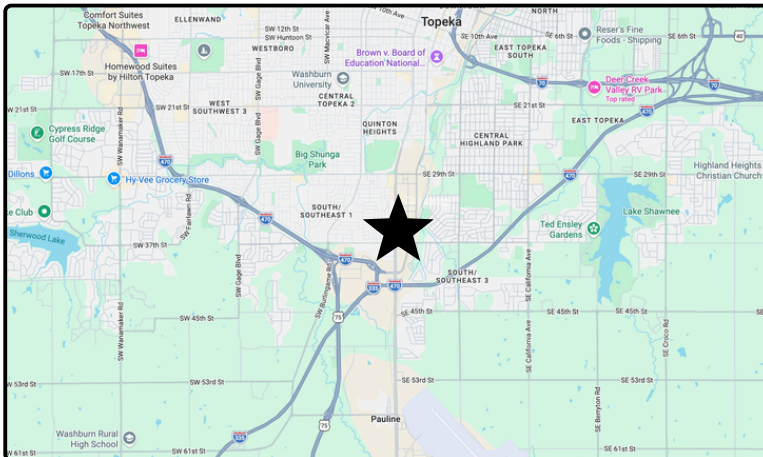


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AREA DEMOGRAPHICS

CATEGORY	3 miles	5 miles	10 miles	CATEGORY	3 miles	5 miles	10 miles
2020 Population	53,473	122,091	167,038	Median Age	36.9	38.5	39.6
2024 Population	54,124	123,090	165,983	Average Household Income	\$63,777	\$67,470	\$74,500
2029 Population Projection	53,798	122,256	164,396	Median Home Value	\$106,222	\$125,716	\$145,090
Annual Growth 2020-2024	0.3%	0.2%	-0.1%	Consumer Spending	\$564.1M	\$1.3B	\$1.9B



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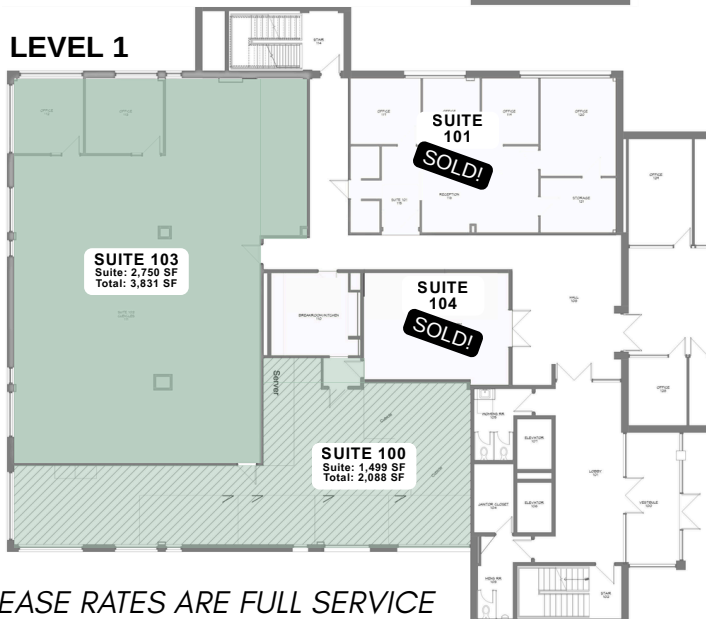
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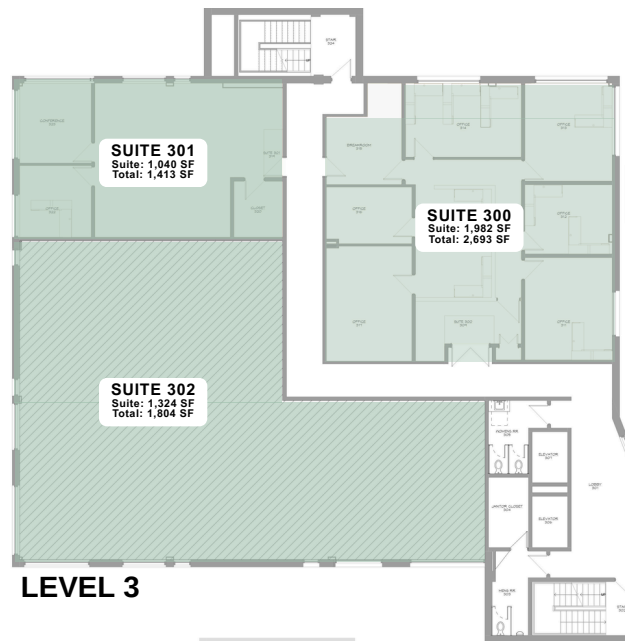


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LEVEL 4



LEVEL 3



LEVEL 2



* LEASE RATES ARE FULL SERVICE

SUITE	SIZE	LIST PRICE	LEASE RATE *
Suite 100	2,088 SF	\$66,821	\$2,088 / Month
Suite 103	3,831 SF	\$122,587	\$3,831 / Month
Suite 201	3,493 SF	\$111,774	\$3,493 / Month
Suite 202	1,804 SF	\$57,740	\$1,804 / Month
Suite 300	2,693 SF	\$86,192	\$2,693 / Month
Suite 301	1,413 SF	\$45,227	\$1,413 / Month
Suite 302	4,055 SF	\$130,000	\$4,055 / Month



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