

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



www-foundationscommercial.com

Landon Berquist



landon@foundationscommercial.com

785-764-3433

For Sale or Lease

Office/
Medical Office



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



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



www-foundationscommercial.com

Landon Berquist



landon@foundationscommercial.com



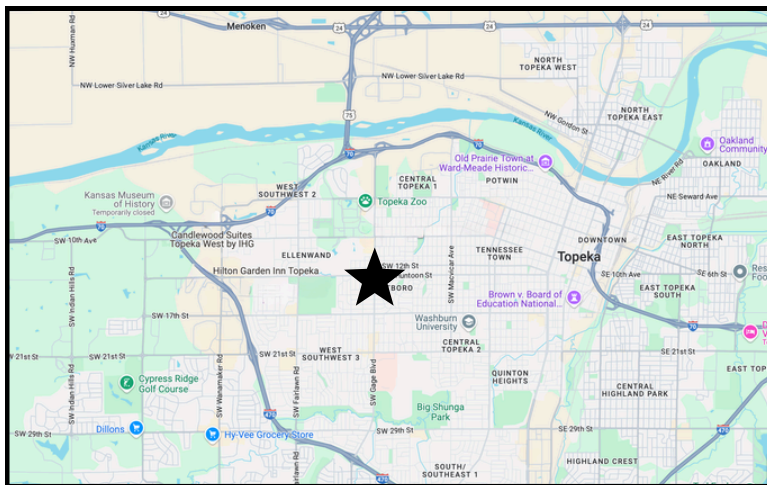
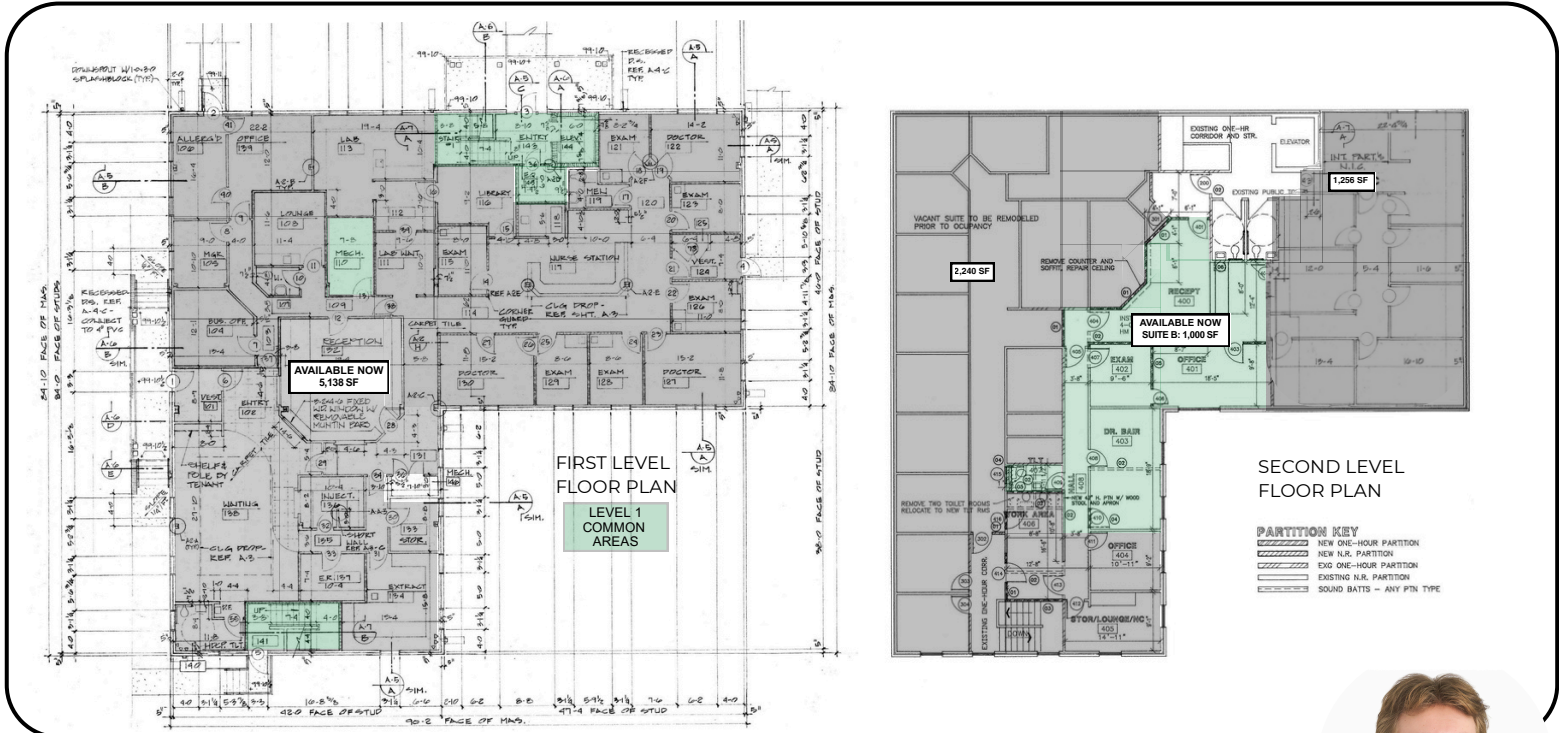
785-764-3433

This document has been prepared by Foundations Commercial for advertising and general information only. Foundations Commercial makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Foundations Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce of any existing listing agreement.

For Sale or Lease

Office/
Medical Office

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



www-foundationscommercial.com

landon@foundationscommercial.com

Landon Berquist



785-764-3433

This document has been prepared by Foundations Commercial for advertising and general information only. Foundations Commercial makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Foundations Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce of any existing listing agreement.