

# FOR SALE: OFFICE BUILDING



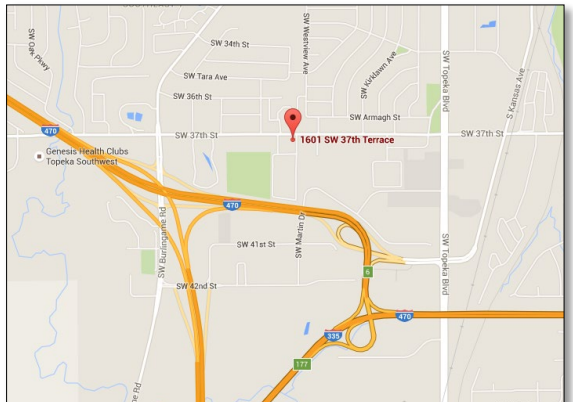
**PROPERTY: 1601 SW 37TH STREET, TOPEKA, KS 66611**

**SALE PRICE:** \$99,500 Cash at closing  
**BUILDING SIZE:** 2,280<sup>+/-</sup> sq. ft.  
**LOT SIZE:** 8,238<sup>+/-</sup> sq. ft. per Shawnee Co.  
**ZONING:** PUD  
**YEAR BUILT:** 1984  
**CONSTRUCTION:** Wood siding  
**PARKING:** Ample front door parking  
**SIGNAGE:** Building signage on both sides of building;  
 37th Street and parking  
**PLUMBING:** Private restrooms  
**HEAT & AIR SYSTEM:** Forced air heat and central air conditioning  
**TRAFFIC COUNT:** 10,360<sup>+/-</sup> vehicles per day on 37<sup>th</sup> Street

<b>DEMOGRAPHICS:</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION:	10,247	58,936	121,109
MEDIAN HOUSEHOLD INCOME:	\$43,205	\$43,633	\$43,378
NUMBER OF EMPLOYEES:	6,698	32,113	92,741

**BUILDING FEATURES:** 3 offices on the main level, 3 offices on the lower level, large office space in the mezzanine area, reception area, coffee bar, and private restrooms.

**LOCATION FEATURES:** Highly visible location on 37th Street between Topeka Blvd. & Burlingame. Easy access to I-470, I-70 and the Turnpike.



**LEARN MORE**

**BRADY LUNDEEN**

Direct: 785.228.5303  
brady@kscommercial.com

**KANSAS COMMERCIAL REAL ESTATE SERVICES INC.**  
 Main: 785.272.2525  
 435 S Kansas Ave, Suite 200  
 Topeka, Kansas 66603  
[WWW.KSCOMMERCIAL.COM](http://WWW.KSCOMMERCIAL.COM)

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