

# Medical Office Building

\$950,000



- YEAR BUILT: 2000
- ZONING: C-4
- USE: Medical Office/Office
- BUILDING CLASS: B
- BUILDING SIZE: 7040 sf
- LOT SIZE: 19,500 sf
- NUMBER UNITS: 1-4
- NEW ROOF: 2020
- NOI: \$91,520
- ASKING RENT: \$ 13 psf
- NNN EXPENSE: \$ 6.44 psf
- CAP RATE: 9.6

**PRIME  
LOCATION**

1315 SW 6<sup>TH</sup> AVENUE  
TOPEKA, KS 66606

Jen Enderson  
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Pierre Heidrich  
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Pierre@KCMetroRealEstate.com

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TOPEKA, KS 66606



## PROPERTY DESCRIPTION

Property is located within the close proximity of University of Kansas Health System, Kansas Rehabilitation Hospital, Stormont Vail Health, Cotton O'Neil Post-Acute Care, KMC Gastroenterology & Endoscopy Center, and Saint Francis Cardio Thoracic Surgery.

Property is currently configured for 3 tenants. Suite A and Suite B are configured together with a nice reception area, several

exam rooms, offices, X-Ray room, nurse stations, clean room, and break room with full kitchen.

Suite C and Suite D are currently configured separately for individual non medical Tenants or can be combined with Suites A and B for a single use Medical Tenant.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	12,907	60,161	128,696
2024 NUMBER HH	5,672	25,872	52,578

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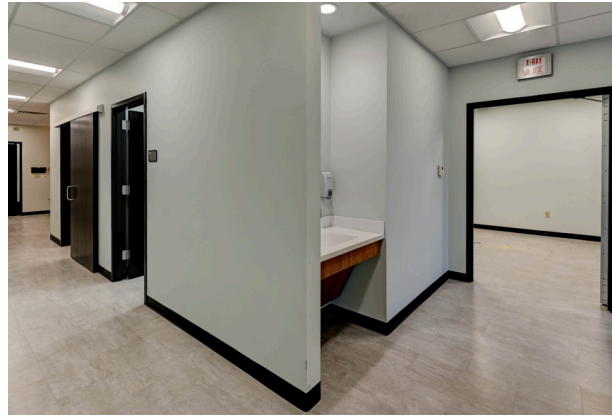
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**SUBJECT PROPERTY**

**Cotton O'Neil  
POST-ACUTE CARE**

**genOa  
healthcare**

**Walmart  
Pharmacy**

**360 DEGREE  
Patient Care**  
provided by  
jayhawk pharmacy  
& patient supply

**KMC**

**ST FRANCIS  
CARDIOTHORACIC SURGERY**

**CAPITAL CITY  
DENTAL CLINIC**

**THE UNIVERSITY OF  
KANSAS HEALTH SYSTEM  
ST. FRANCIS CAMPUS**

**MULVANE CLINIC**

**KANSAS REHABILITATION  
HOSPITAL**

**DR. ROBERT A.  
DENTAL CLINIC**

**SHAWNEE COUNTY  
M & I CLINIC**

**Cotton O'Neil  
CARDIOTHORACIC AND  
VASCULAR SURGERY**

**Stormont Vail  
Health**

**Stormont Vail  
INFUSION CENTER**

**Stormont Vail  
RETAIL PHARMACY**

**CONTINENTAL  
PHARMACY**

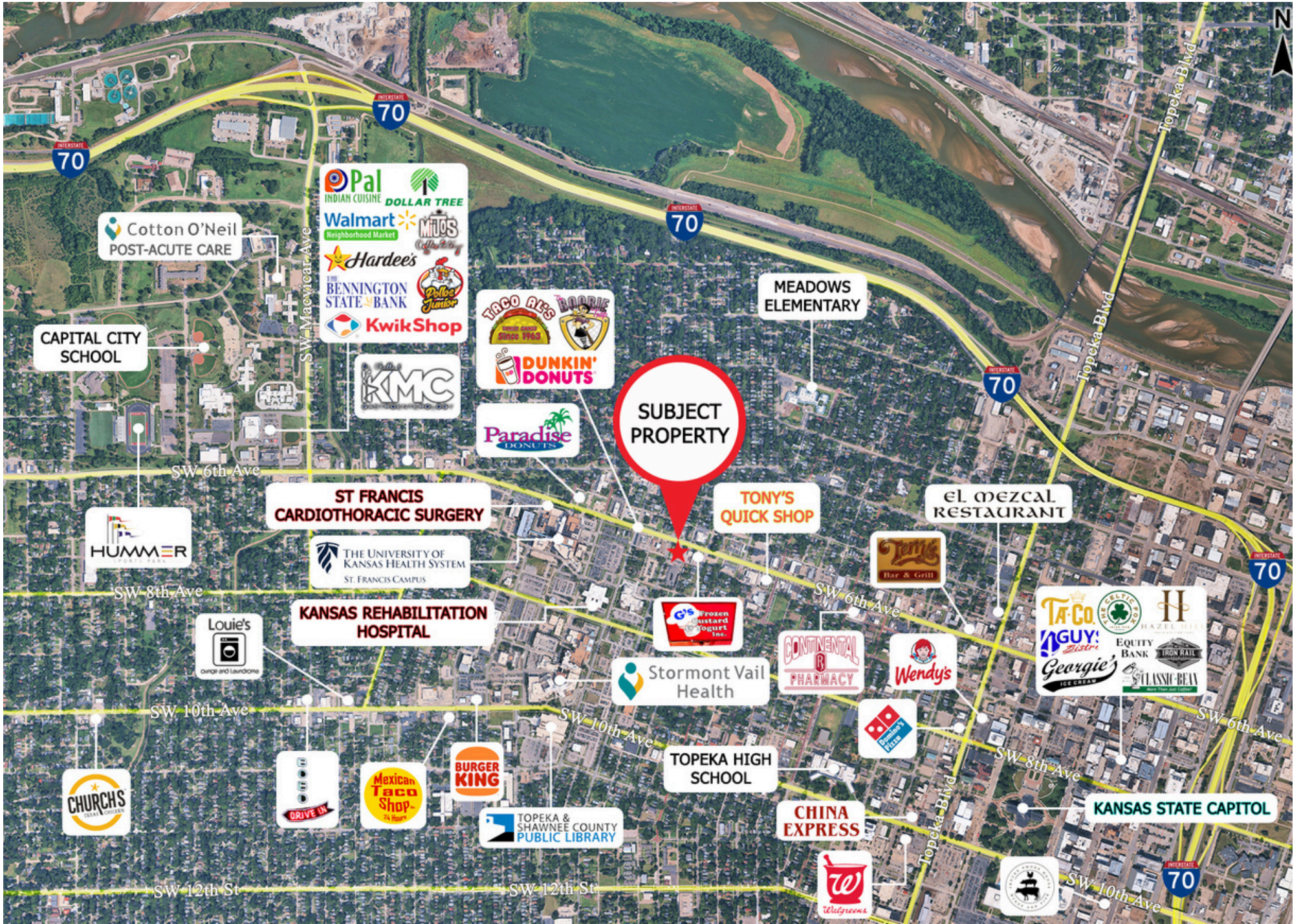
**MICHAEL P  
RACK DENTIST**

**DCF  
PHARMACY**

**STEPHEN H  
CHRONISTER  
DENTAL**

**SENIOR  
CARE  
pharmacy**





**SUBJECT PROPERTY**

Cotton O'Neil  
POST-ACUTE CARE

CAPITAL CITY  
SCHOOL

Pal  
INDIAN CUISINE  
Walmart  
Neighborhood Market  
Hardee's  
BENNINGTON  
STATE BANK  
KwikShop

TACO A-RE'S  
BOOBIE  
DUNKIN'  
DONUTS

MEADOWS  
ELEMENTARY

KMC

Paradise  
DONUTS

ST FRANCIS  
CARDIOTHORACIC SURGERY

TONY'S  
QUICK SHOP

eL mezcAl  
RESTAURANT

HUMMER  
SPORTS PARK

THE UNIVERSITY OF  
KANSAS HEALTH SYSTEM  
ST. FRANCIS CAMPUS

KANSAS REHABILITATION  
HOSPITAL

Frozen  
Custard  
Company Inc.

Stormont Vail  
Health

CONTINENTAL  
PHARMACY

Wendy's

Ta-Co  
AGUY!  
Georgie's  
EQUITY BANK  
HAZEL BISH  
IRON HILL  
CLASSIC BEAN

Louie's  
Car Wash and Laundromat

SW 10th Ave

SW 10th Ave

TOPEKA HIGH  
SCHOOL

Domino's  
Pizza

SW 8th Ave

KANSAS STATE CAPITOL

CHURCH'S  
COAL FRIED CHICKEN

DRIVE IN

Mexican  
Taco Shop

BURGER  
KING

TOPEKA &  
SHAWNEE COUNTY  
PUBLIC LIBRARY

CHINA  
EXPRESS

SW 12th St

SW 12th St

Walmart

Walmart

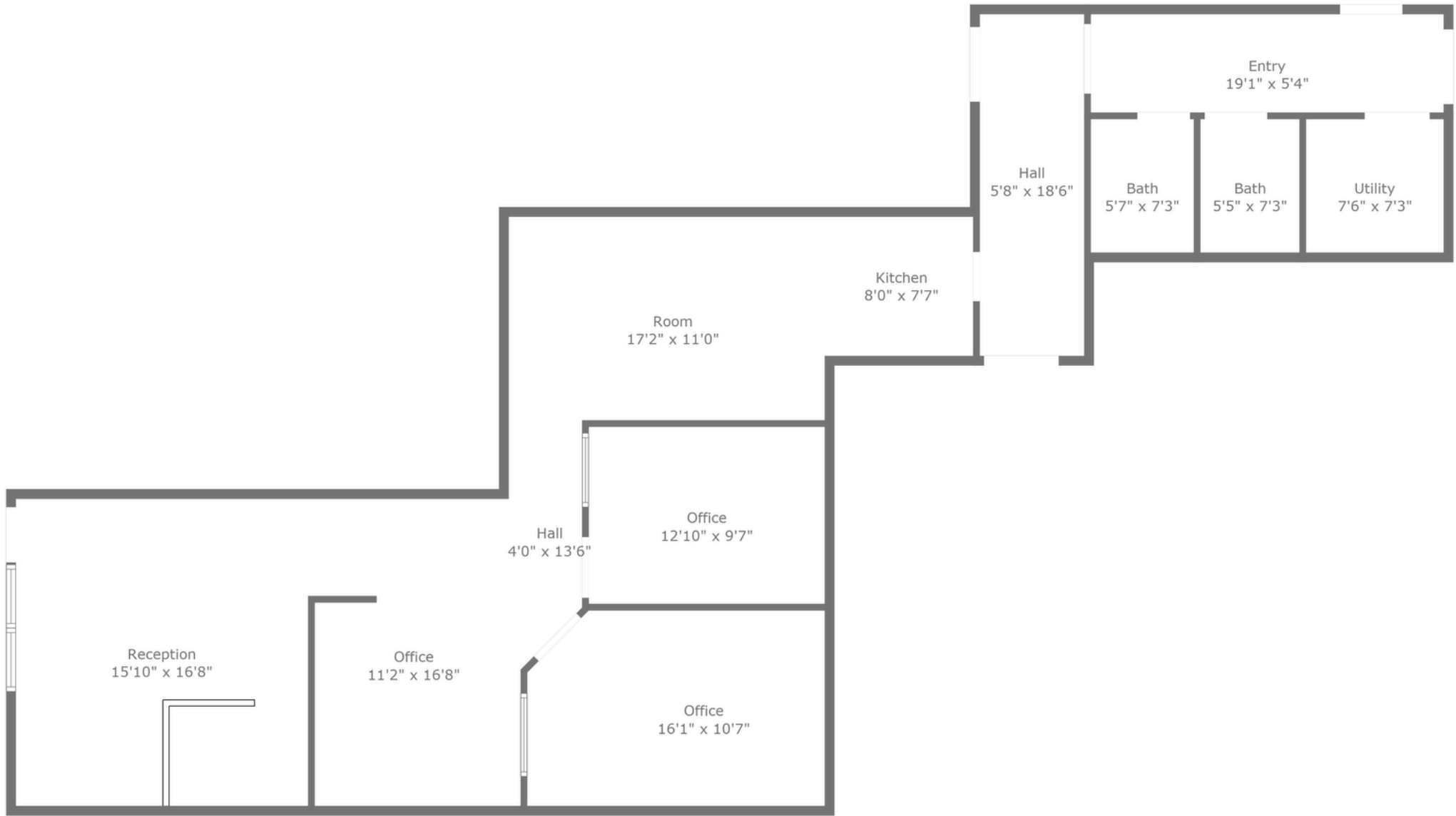
SW 10th Ave



**TOTAL: 4429 sq. ft**  
**FLOOR 1: 4429 sq. ft**  
**WALLS: 148 sq. ft**

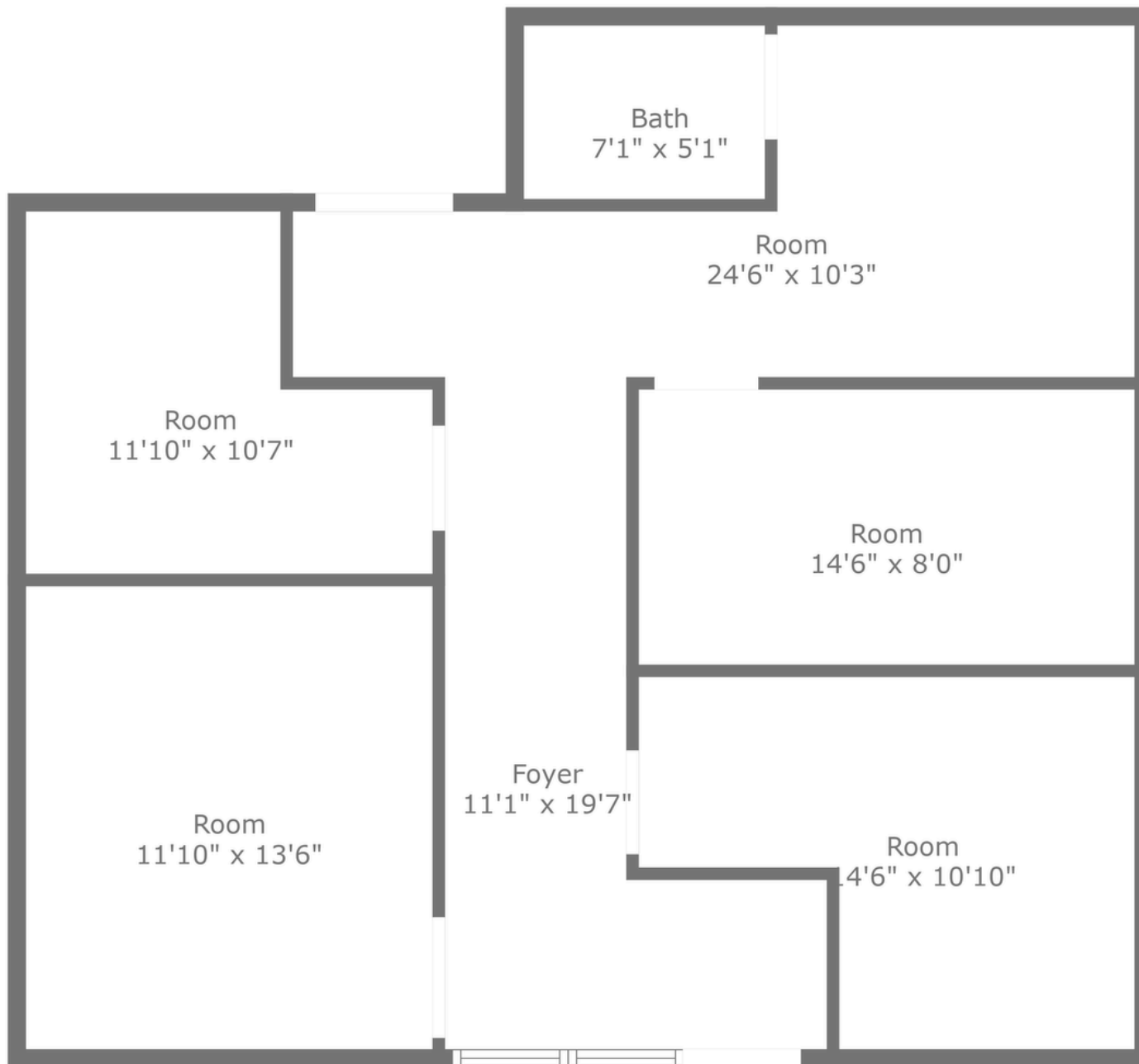
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





**TOTAL: 1355 sq. ft**  
**FLOOR 1: 1355 sq. ft**  
**EXCLUDED AREAS: UTILITY: 54 sq. ft**  
**WALLS: 122 sq. ft**





**TOTAL: 885 sq. ft**  
**FLOOR 1: 885 sq. ft**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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