

FOR SALE OR FOR LEASE

11200 CORPORATE AVENUE

LENEXA, KANSAS 66219



PEAK

Real Estate Partners

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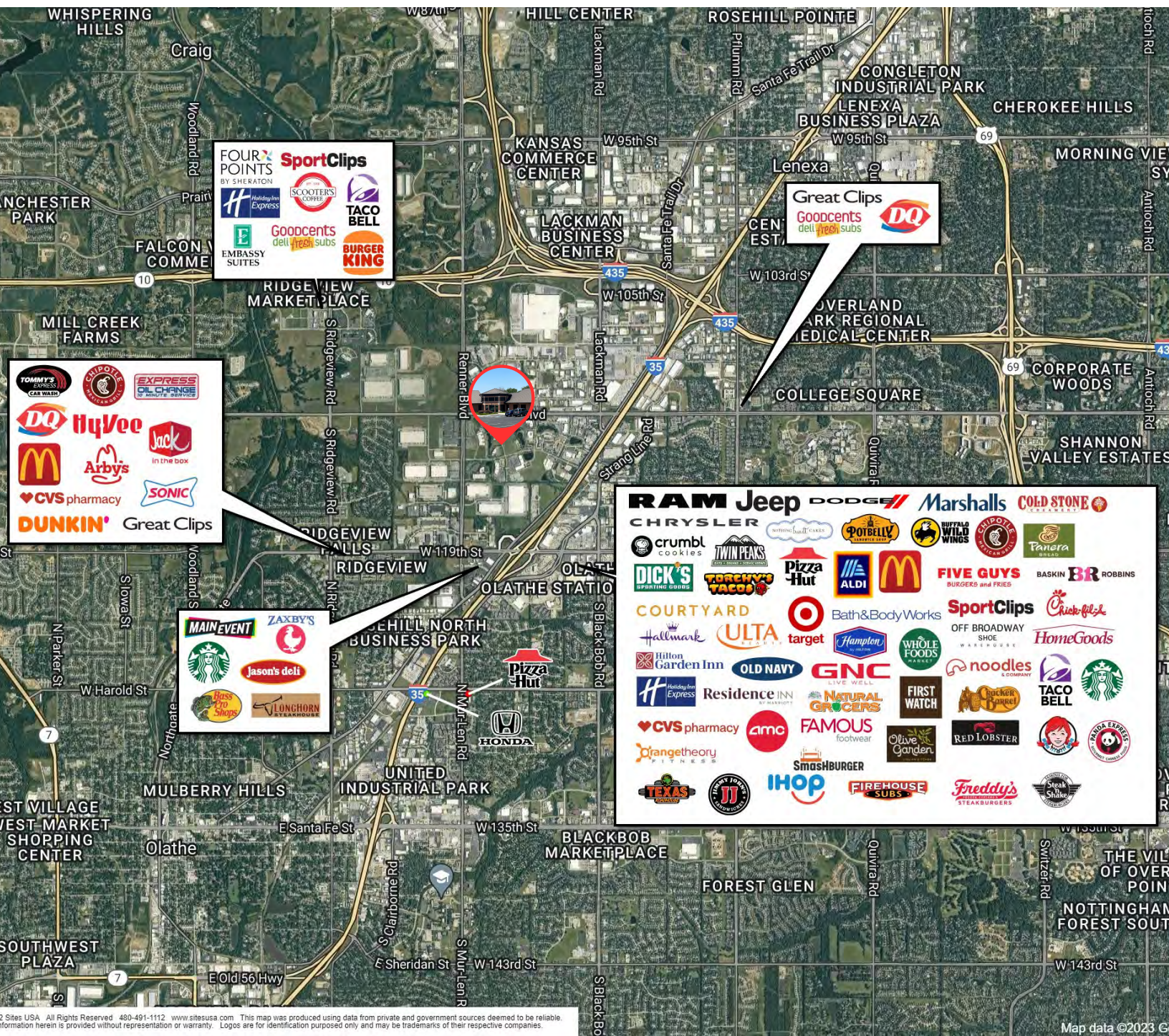
www.peakrealestatepartners.com

PROPERTY HIGHLIGHTS:

- 17,910 square foot building on 3.91 acres for sale or lease
- Located in a lakeside setting off College Blvd. & Corporate Avenue
- Miles of walking trails, lakes, fishing, and scenic views
- The entire building can be available or demised to +/- 7,175 square feet
- Dock high and drive-in doors with 1,409 +/- square feet of existing warehouse with potential for more
- Built in 2000
- New HVAC in 2019 with metal roof in good condition
- Google fiber available
- New office finishes complete and ready for occupancy
- Excellent outdoor patio areas with grill
- Large common area training / conference room and break area with seating for 20+
- Full back up battery power available for tenants or owner
- Approximately 68 parking spaces (3.8 / 1,000)
- 1.96 acres of buildable land adjacent and included in the 3.91 acre site for parking expansion or additional square footage
- All furniture can be available
- **Reduced Sale Price: ~~\$3,500,000~~ \$3,300,000**
- **Reduced Lease Rate: ~~\$24.50/SF~~ \$22.50/SF**

8700 State Line Road, Suite 300
Leawood, KS 66206

11200 CORPORATE AVENUE



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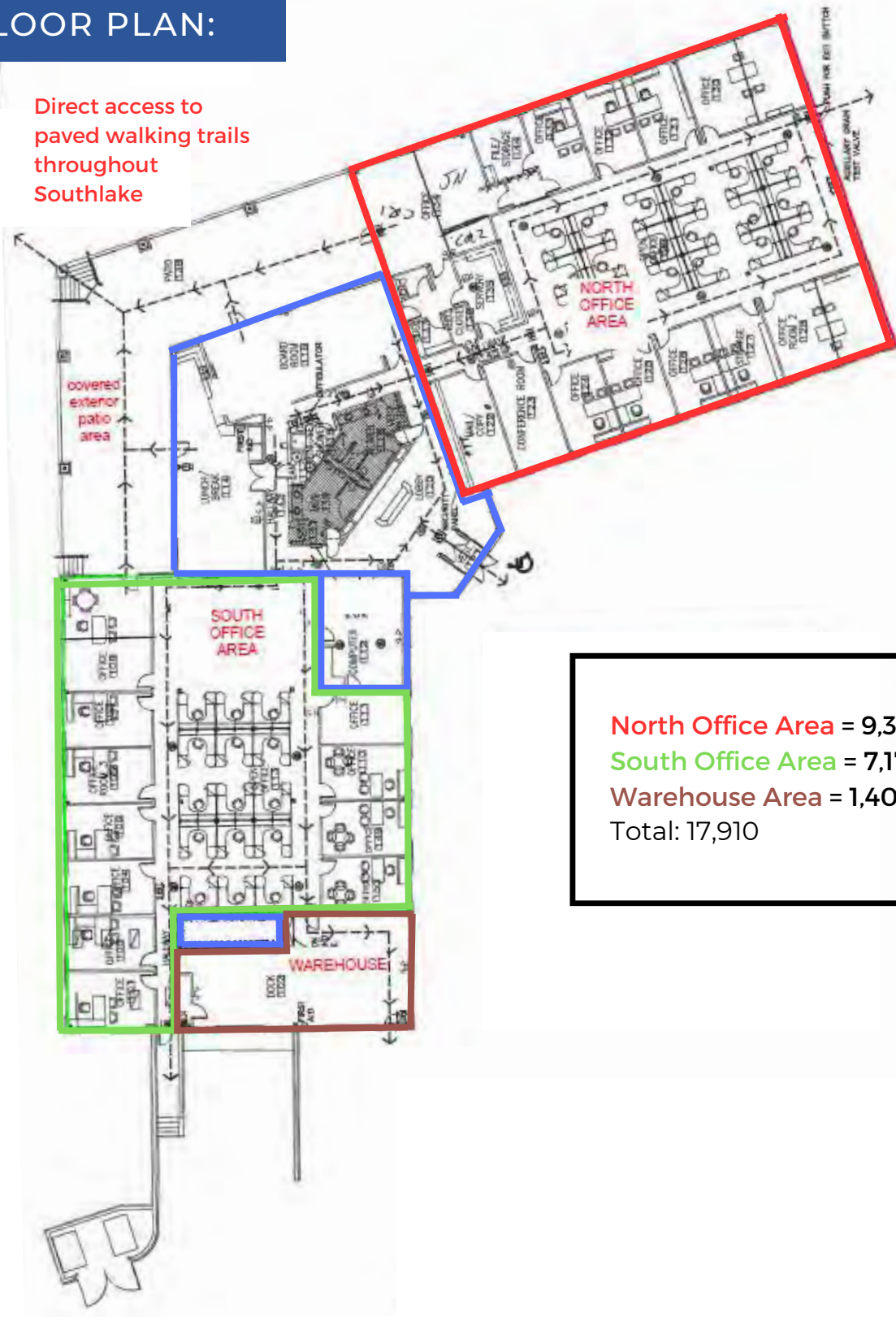
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FLOOR PLAN:

Direct access to
paved walking trails
throughout
Southlake



North Office Area = 9,326 SF

South Office Area = 7,175 SF

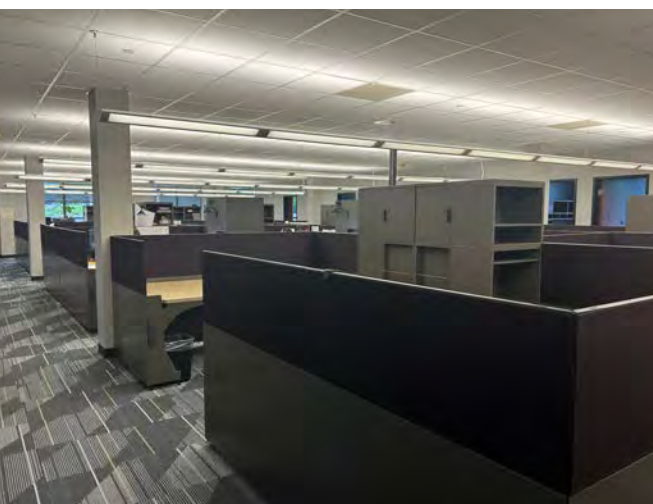
Warehouse Area = 1,409 SF

Total: 17,910

PROPERTY PHOTOS



PROPERTY PHOTOS



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