



FOR SALE OR LEASE

**Four Colonies Plaza
Office / Retail**

**7902 Quivira
Lenexa, KS**



Cherise Sedlock

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

- **Restaurant Anchored Retail / Office**
- **High Traffic Intersection-40,632/cars/day**
- **Tenants pay only base rent & utilities**
- **750 SF - 2,500 SF Retail/Office Available**

Location Aerial



Join an eclectic community of small businesses in this high traffic Lenexa, Kansas mixed use center. Shaded sidewalks and open common areas connect the community. Local family ownership with proven commitment to helping small businesses succeed. Current users include restaurant, insurance, beauty salon, offices, spa and church with a bank and mail drop on site. Facade and roof renovations completed in Spring 2020.

7928-7930 Quivira 2,300 SF m/l - \$3,200/month - \$15.36/SF - Retail
7924 Quivira 960 SF m/l - \$1,600/month - \$20/SF - Office/Retail
7922 Quivira 1,232 SF m/l - \$1,540/month - \$15/SF - Office
Ste E 2nd Floor 600 SF m/l - \$750/month - \$15/SF - Office

Total (Actual and Projected) Rents: \$311,280 (annual)
Expenses: \$114,368 (annual)
Taxes: \$2.66/SF (\$70,718)
OpEx: \$1.64/SF (\$43,650)
Total Expenses: (\$114,368)

NOI based on actual rents: \$111,832
NOI based on actual and projected: \$196,912

Total Square Footage: 26,616 on 3.11 Acres. Current Vacancv: 10.46%



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Property Features

Building Size in SF	26,600
Building Dimensions	
Total Acres	3.11
Year Built	1974
Construction Material	Wood Frame
Roof	Composite Shingle
Floor	
Clear Height in Feet	9
Column Spacing	n/a
Dock-High Loading	<input type="checkbox"/> none
Van-High Loading	<input type="checkbox"/> none
Drive-In Loading	<input type="checkbox"/> none

Building Systems

Sprinkler	<input type="checkbox"/> No
Floor Drains	<input type="checkbox"/> Yes
HVAC	
Lighting	Fluorescent
Electrical	

Site

Parking	
Zoning	CP-1 -
Floodplain	
Access	

Pricing

Lease Type	Modified	Space Information:	Size (sf)	Rate
	and/or	7924	960	\$20.00
Sale Price	\$2,450,000	7928-7930	2,500	\$15.36
7902 Quivira		7922	1,232	\$15.00
Lenexa KS 66215		Ste E 2nd FL	600	\$15.00

County: Johnson

Taxes: 2019: \$70,718.14

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

**Contact your Broker/Agent at
 Evergreen for more information**

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