

# FOR SALE OR LEASE



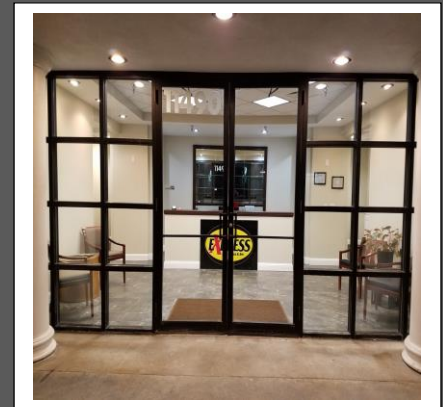
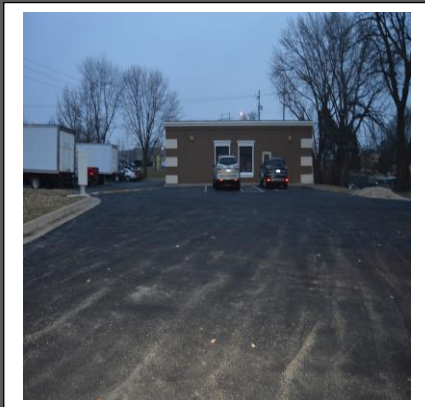
**11490**  
Strang Line Road  
Lenexa, KS 66215



5,500 SF office building on 1.52 acres with 22 parking spaces expandable on excess land that is included. Totally remodeled in 2017 with excellent finishes. Great access to I-35 and I-435 as well as retail and services on 119<sup>th</sup> Street.

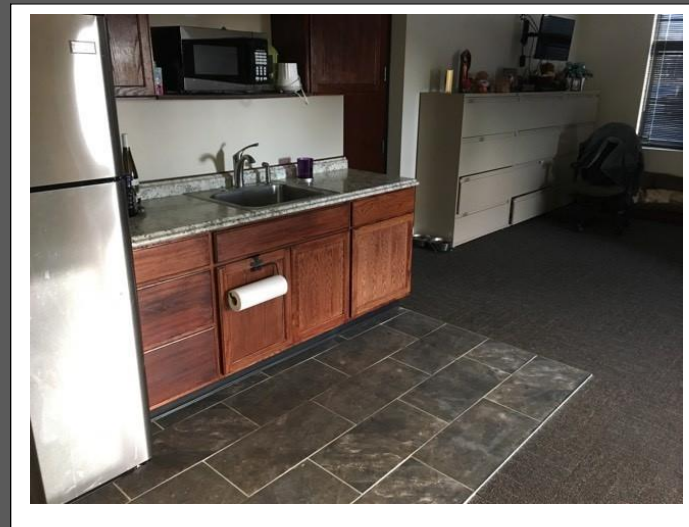
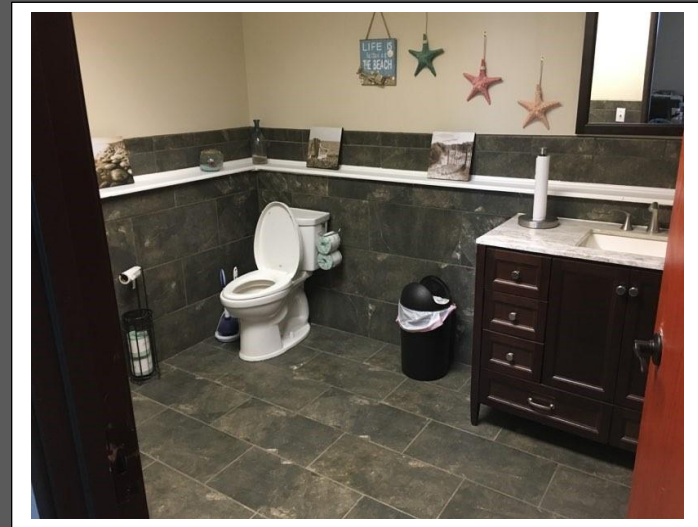
10 private offices, large conference room, multiple open areas, kitchenette and abundant storage.

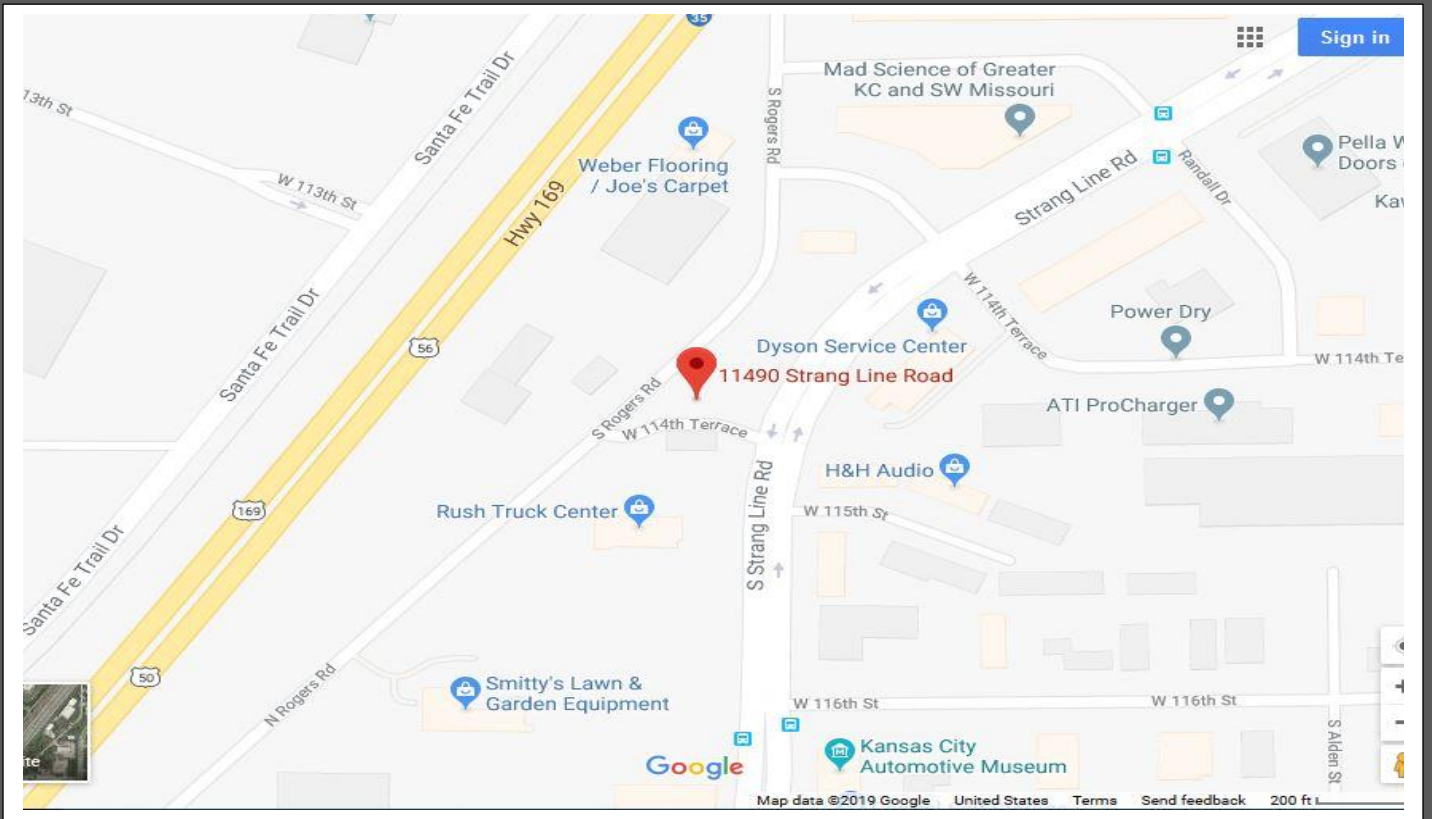
This property is agent owned.



## Retail Property for Sale

<b>Price</b>	\$700,000	<b>Tenancy</b>	Multiple
<b>Lease Rate</b>	\$12.00 Sq ft NNN		
<b>Property Type</b>	Office	<b>Parking Ratio</b>	6/1,000 sq ft
<b>Building Class</b>	B		
<b>Sale Type</b>	Investment or Owner User	<b>Zoning Description</b>	BP-2
<b>Lot Size</b>	1.52 acre	<b>APN / Parcel ID</b>	IF241317-3003
<b>Gross Leasable Area</b>	5,500 sq ft	<b>Walk Score ®</b>	44 (Car-Dependent)
<b>No. Stories</b>	1	<b>Transit Score ®</b>	20 (Minimal Transit)
<b>Year Built</b>	2000		





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