

# FOR SALE



## 28,458 SF OFFICE BUILDING

19865 West 156<sup>th</sup> Street | Olathe, Kansas 66062

## HIGH QUALITY CONSTRUCTION VERSATILE LAYOUT



### PROPERTY HIGHLIGHTS

- Exceptional Condition | Built in 2014—lower near-term capital expenditure risk
- Flexible Design | Configuration conducive to creative or traditional layouts
- Multi-tenant Feasibility | Easily divisible for future multi-tenant occupancy
- Operational Efficiency | Geothermal HVAC and generator for stable operations
- Abundant Parking | 5.8 spaces per 1,000 SF
- Excellent Accessibility | Convenient proximity to interstates (I-35, K-7, US-169)
- Prominent Olathe Employers | Garmin, Olathe Hospital, Farmers Insurance
- Zoning District | M-2 General Industrial District

### PROPERTY OVERVIEW

Crossroads Real Estate is pleased to present 19865 W 156th Street, an exceptional two-story office property in Olathe, Kansas. Constructed in 2014, this 28,458 square foot office building offers a flexible open configuration, ideally suited for either single-tenant occupancy or demising for multi-tenant use.

The property is situated on a 3.23+/- acre site with a generous parking ratio of 5.8 spaces per 1,000 SF and room to add outdoor amenities. A robust backup generator and state-of-the-art geothermal HVAC system enhance resilience, efficiency, and operating cost control.

**ASKING PRICE: \$4,275,000**

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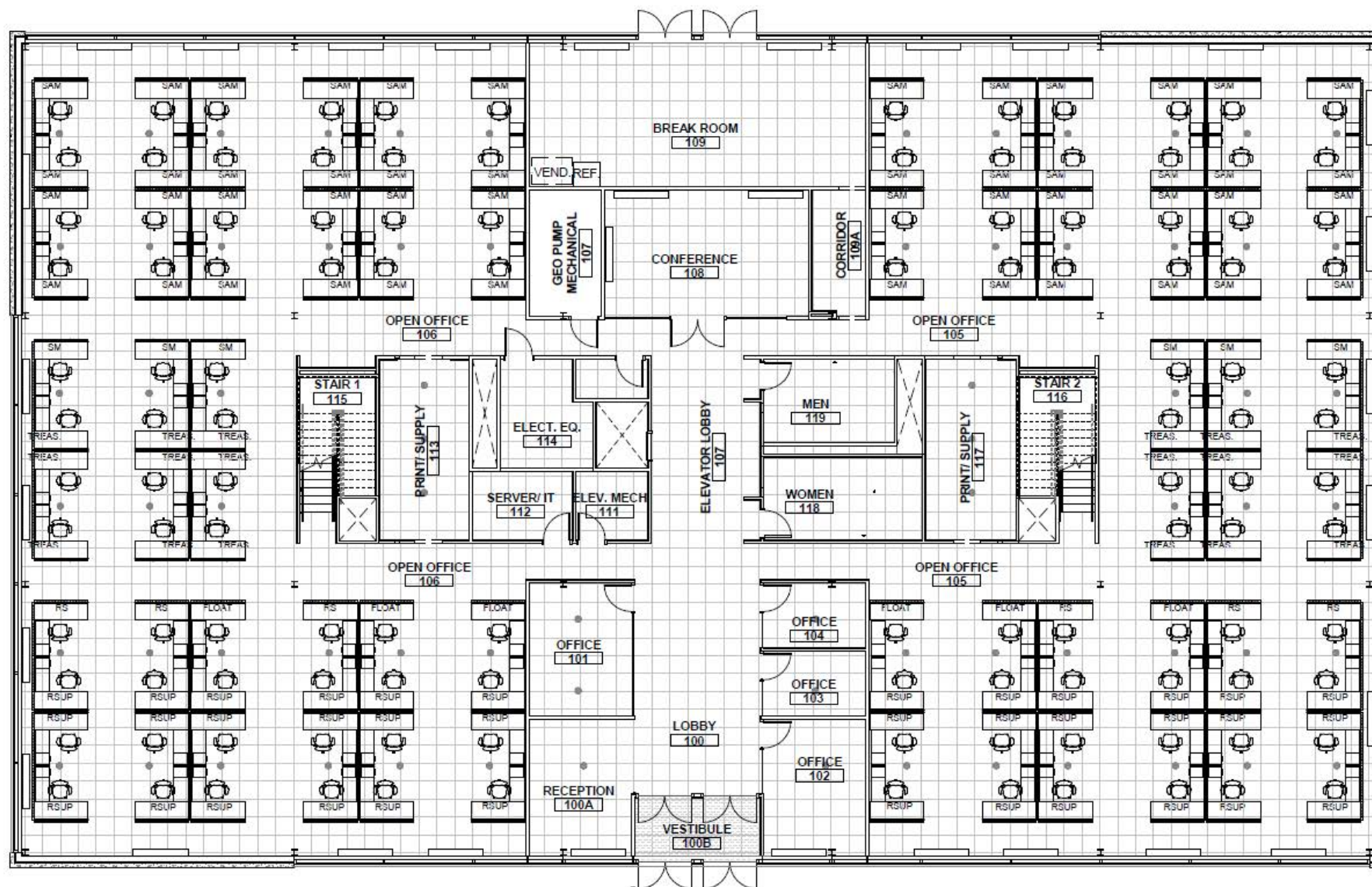
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### FIRST FLOOR



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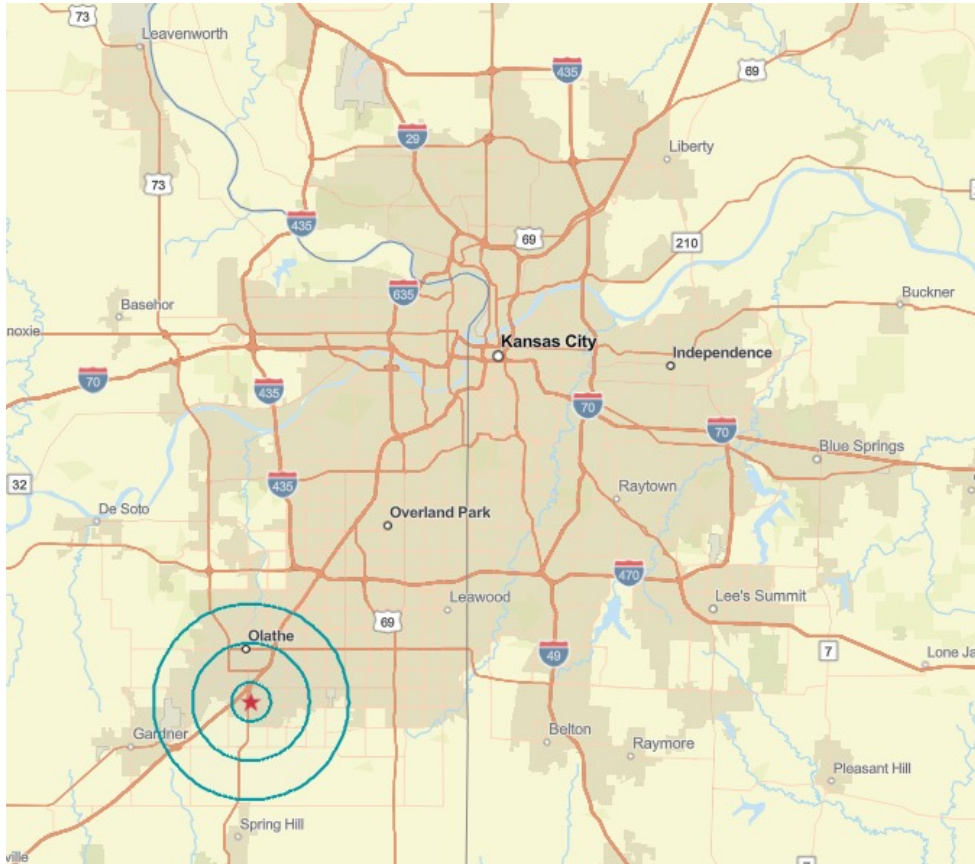
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Olathe, Kansas offers one of the metro's premier areas to live, work, and play. Residents here enjoy a high standard of living with an average household income of \$112,682, and an average housing value of \$374,066. The submarket also boasts a highly educated workforce with 51.0% of the population achieving a bachelor's degree or higher, compared to a national average of just 38.0%.



## TOP EMPLOYERS IN OLATHE



### Trade Area Demographic Profile

	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	4,117	57,475	134,601
<b>2025-2030 Growth</b>	1.20%	0.37%	0.50%
<b>Median Age</b>	38.7	36.5	36.8
<b>Daytime Population</b>			
<b>Workers</b>	9,673	34,942	65,811
<b>Residents</b>	1,815	25,431	58,038
<b>Households &amp; Income</b>			
<b>Total Households</b>	1,618	20,167	47,595
<b>Bachelor's Degree+</b>	55.7%	46.3%	49.9%
<b>Median HH Income</b>	\$111,592	\$105,492	\$112,460
<b>Median House Value</b>	\$361,332	\$351,232	\$371,837
<b>Daytime Employment</b>			
<b>Number of Businesses</b>	477	2,177	4,073
<b>Number of Employees</b>	8,704	32,195	57,929

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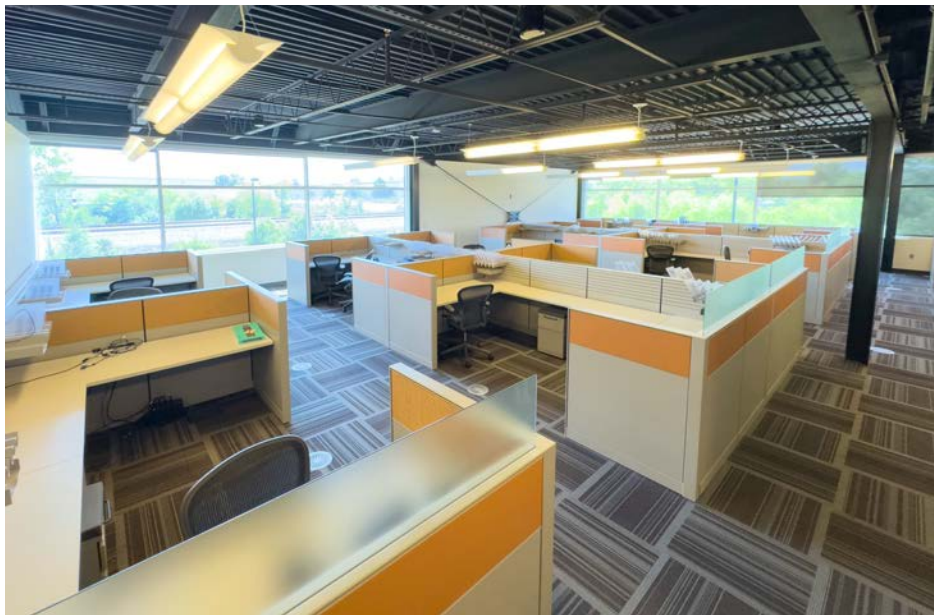


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