

FOR SALE:

10500 BARKLEY ST
OVERLAND PARK, KS 66212

PEAK
Real Estate Partners



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300
Leawood, KS 66206

(913) 214-6445

www.peakrealestatepartners.com

PETER AGNELLO

Vice President

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OFFERING SUMMARY

10500 BARKLEY STREET | OVERLAND PARK, KS

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10500 Barkley Street (the “Property”) is a 45,863-square-foot office building located near I-435 and Metcalf Avenue in Overland Park, Kansas. The Property is currently 69% occupied and presents as a unique value-add opportunity or owner-user opportunity with eighteen tenants providing cash flow sufficient to cover the building’s operating expenses.

The Property is strategically located near I-435 via Metcalf Avenue, offering a central Overland Park location. It also sits adjacent to several high-traffic retail corridors along Metcalf Avenue and 103rd Street.

There are three vacant suites in the building, including a 10,550-square-foot space on the first floor. The remaining two vacancies are located on the second floor and measure 2,402 square feet and 1,089 square feet, respectively.

Property Highlights:

- Unique owner/user opportunity to acquire an office building in the Overland Park submarket.
- Available units ranging from a 10,550 square foot space on the first floor, a 2,402 square foot space on the second floor, and a 1,089 square foot space on the second floor.
- Strong submarket occupancy and tenant demand.
- Sits immediately adjacent to Metcalf 107 Shopping Center and 1 mile from the planned Brookridge mixed used development.
- Excellent highway access from Interstate 435 half a mile to the south of the Property.

PROPERTY SUMMARY

ADDRESS	10500 Barkley Street Overland Park, KS 66212
SQUARE FEET	45,863
OCCUPANCY	69.38%
TENANTS	18
FLOORS	2
TOTAL SITE AREA	0.57 ACRES
YEAR BUILT	1979
PARKING RATIO	5.09/1,000
ZONING	CPOA; PLANNED OFFICE

PRICING SUMMARY

PURCHASE PRICE	\$3,000,000
PRICE PER SQUARE FOOT	\$65.41/SF
IN-PLACE CAP RATE	7.54%

TERMS OF SALE

10500 BARKLEY STREET | OVERLAND PARK, KS

OWNERSHIP ENTITY

2004 Property D, LLC

INTEREST OFFERED

100 percent fee simple

OFFERING PRICE

\$3,000,000

OFFERING PROCEDURE

Seller and agent will assess the qualifications of any party submitting a non-binding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the investor to complete the transaction.

GUIDED PROPERTY TOURS

Property tours will be made only by appointment and arranged through Peak Real Estate Partners.



SALE CONTACTS:

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SITE PLAN

10500 BARKLEY STREET | OVERLAND PARK, KS

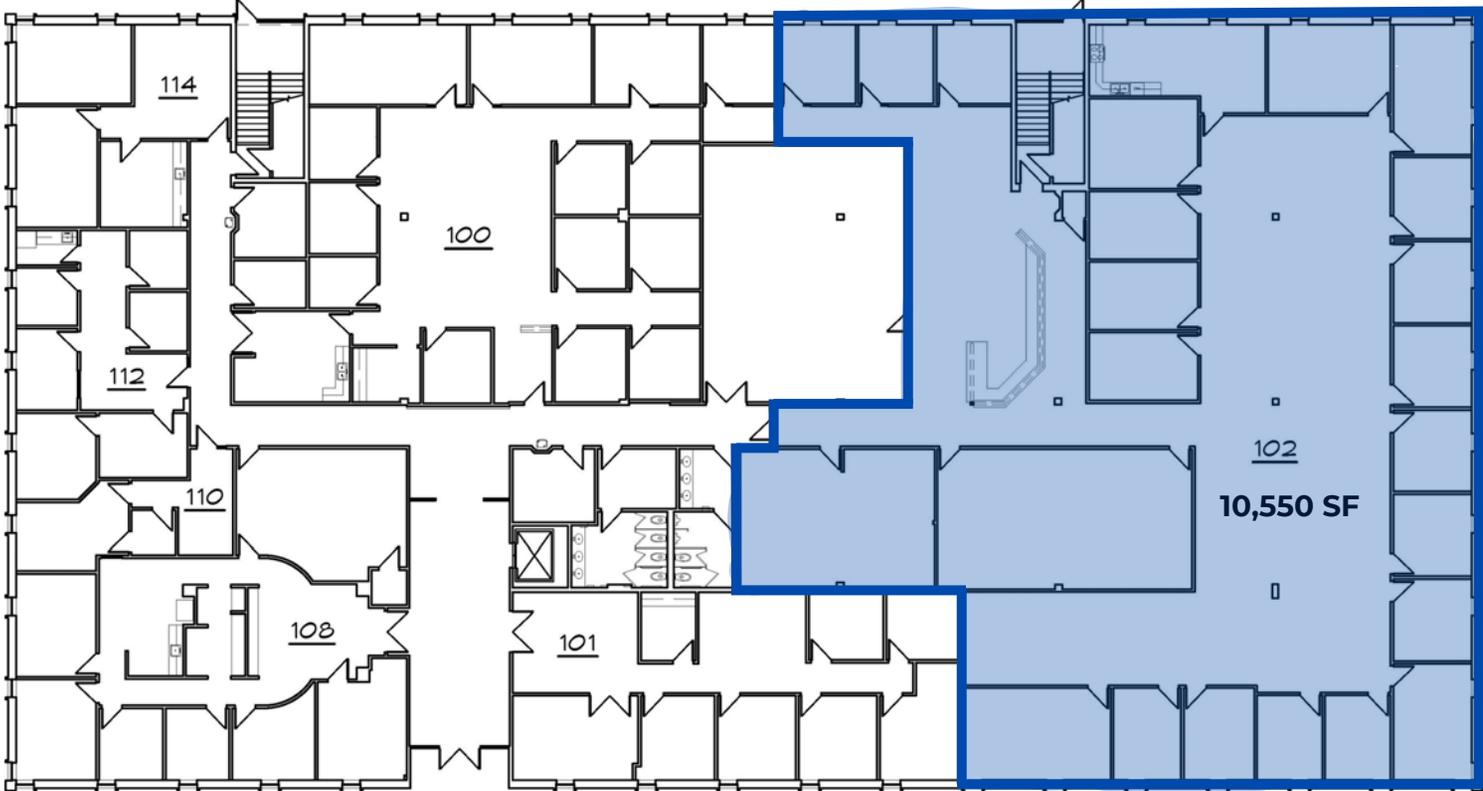


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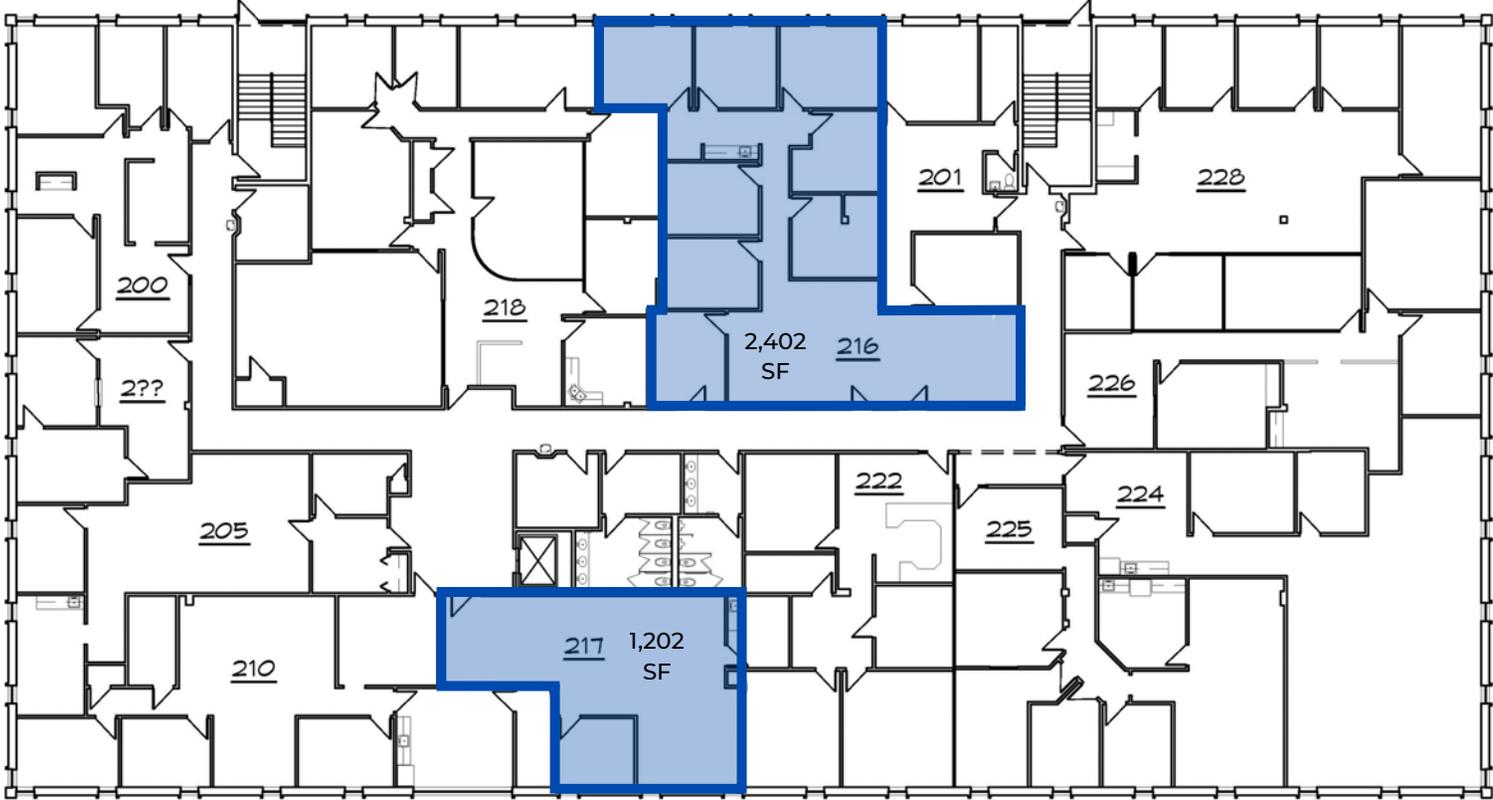
FLOOR PLAN

FIRST FLOOR | 10500 BARKLEY STREET



FLOOR PLAN

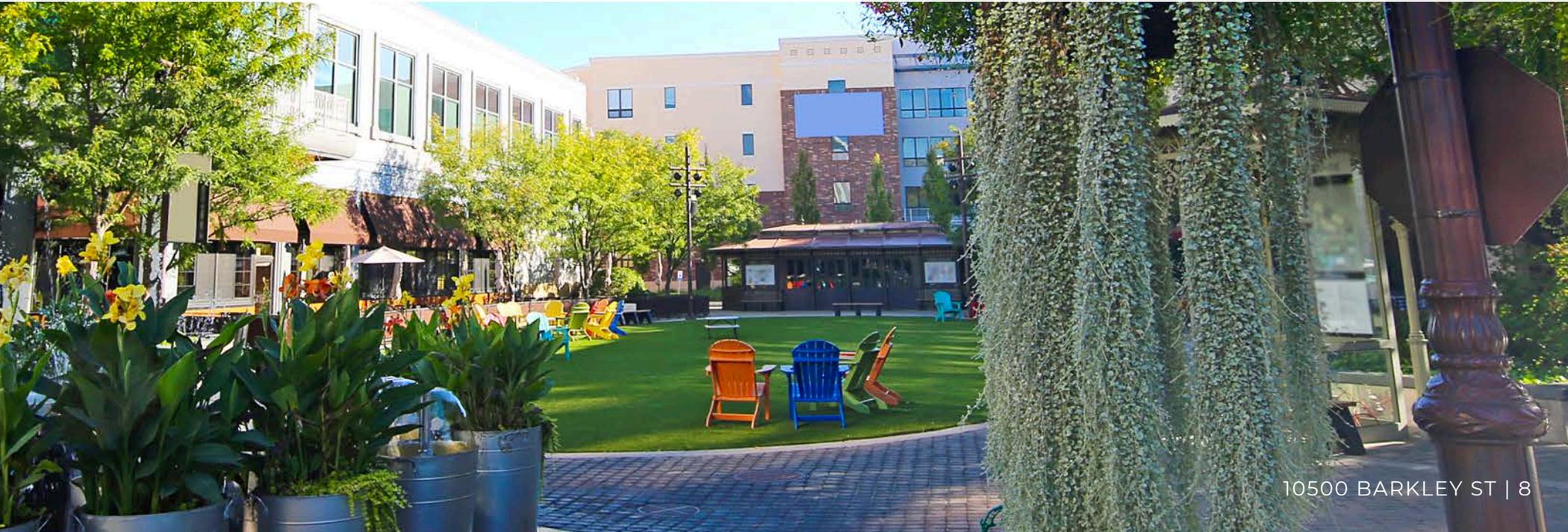
SECOND FLOOR | 10500 BARKLEY STREET



OVERLAND PARK, KS

OVERVIEW

Overland Park, Kansas is one of the Kansas City metro's largest and most economically vibrant suburban markets, recognized for its strong population base, high household incomes, and diverse employment drivers. Strategically located along major transportation corridors including I-435, US-69, and Metcalf Avenue, Overland Park offers exceptional regional access and visibility. The market benefits from a balanced mix of corporate offices, healthcare users, retail centers, and dense residential neighborhoods, creating consistent demand across asset classes. Limited infill availability, disciplined development patterns, and a pro-business environment continue to support stable occupancy and long-term value. As a result, Overland Park remains a highly desirable market for investors and owner-users seeking durable cash flow and sustained growth within the Kansas City metropolitan area.

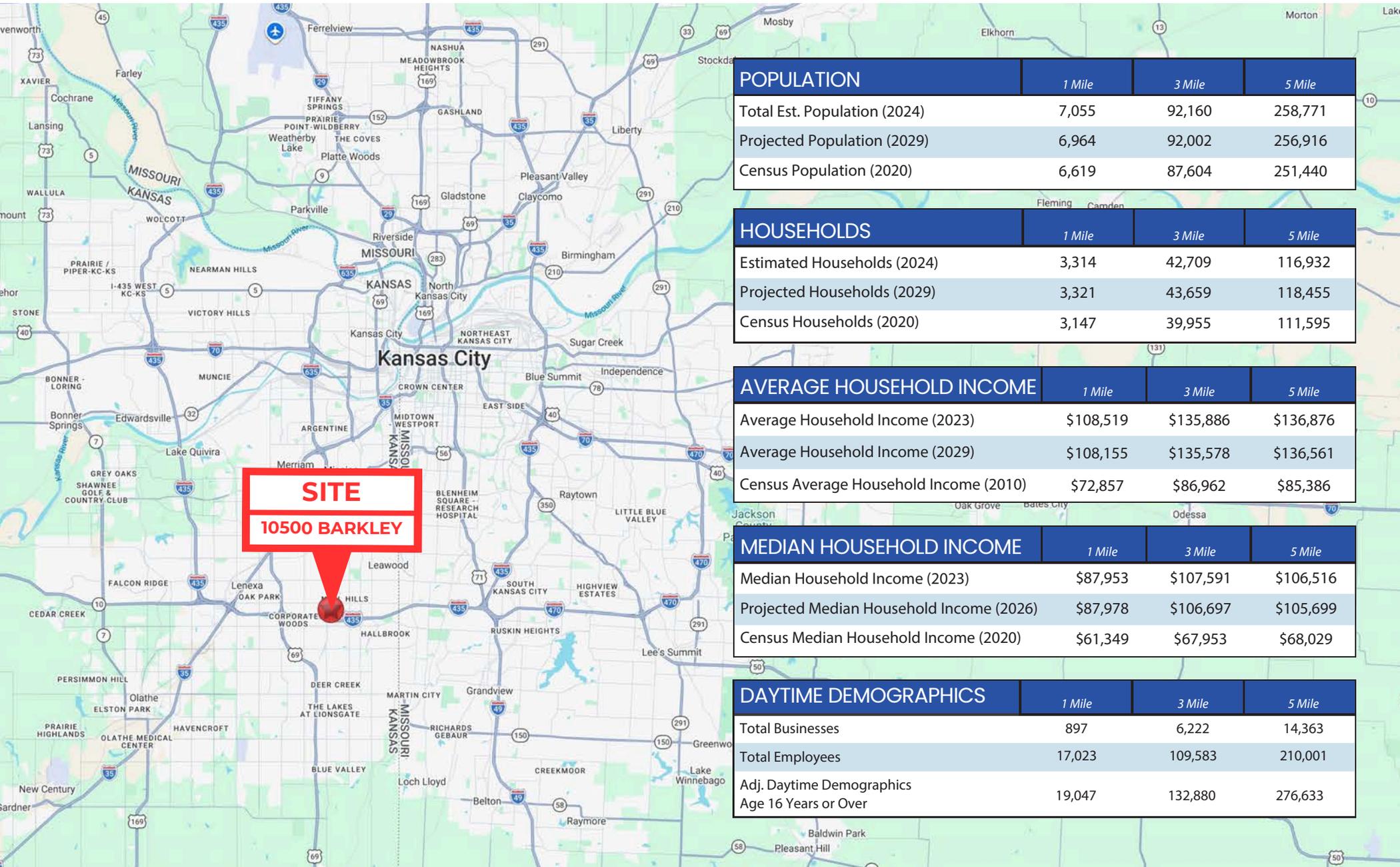


DEMOGRAPHICS

10500 BARKLEY STREET | OVERLAND PARK, KS



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SITE
10500 BARKLEY

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	7,055	92,160	258,771
Projected Population (2029)	6,964	92,002	256,916
Census Population (2020)	6,619	87,604	251,440

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	3,314	42,709	116,932
Projected Households (2029)	3,321	43,659	118,455
Census Households (2020)	3,147	39,955	111,595

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$108,519	\$135,886	\$136,876
Average Household Income (2029)	\$108,155	\$135,578	\$136,561
Census Average Household Income (2010)	\$72,857	\$86,962	\$85,386

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$87,953	\$107,591	\$106,516
Projected Median Household Income (2026)	\$87,978	\$106,697	\$105,699
Census Median Household Income (2020)	\$61,349	\$67,953	\$68,029

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	897	6,222	14,363
Total Employees	17,023	109,583	210,001
Adj. Daytime Demographics Age 16 Years or Over	19,047	132,880	276,633

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