



# Southpark Commons

1305-1349 S Fountain Dr.  
Olathe, Kansas

## Property Features

- 1,751-10,710 SF Available
- Aggressive market rates and terms
- Near expanding Olathe Medical Center & Garmin
- Ideal for office or medical-office use
- Abundant on-site parking
- Generous Tenant Improvement packages

For more information:

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For Lease  
151<sup>st</sup> Street  
& K-7 Area

1 Month Free For Every Year of a Lease Commitment



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Southpark Commons

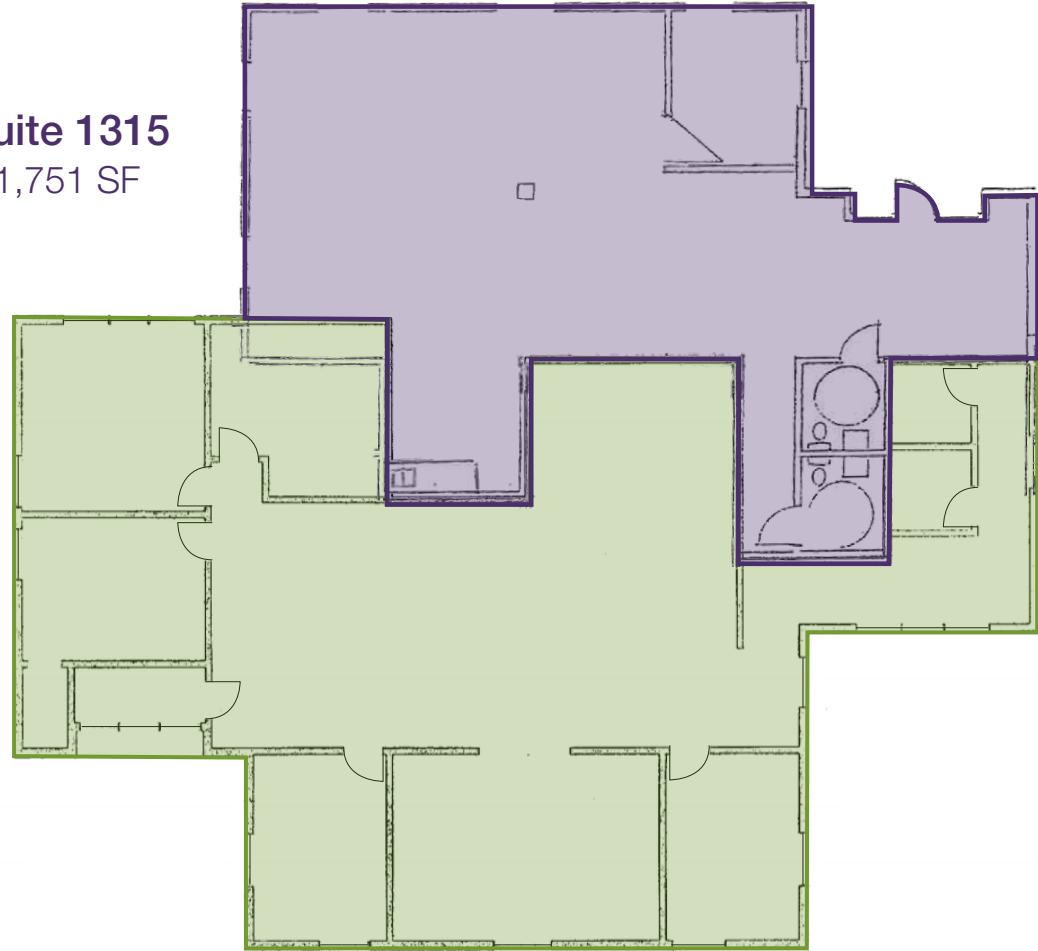
1315-1317 S Fountain Drive

**Suite 1315**

1,751 SF

**Suite 1317**

2,769 SF



Space Available: 1,751 SF & 2,769 SF vacant/available (can be combined for 4,520 SF)

Building Description: Single story with multiple entrances

Zoning: C-O "Office Building District"

Parking: 4.7 cars per 1,000 SF surface parking

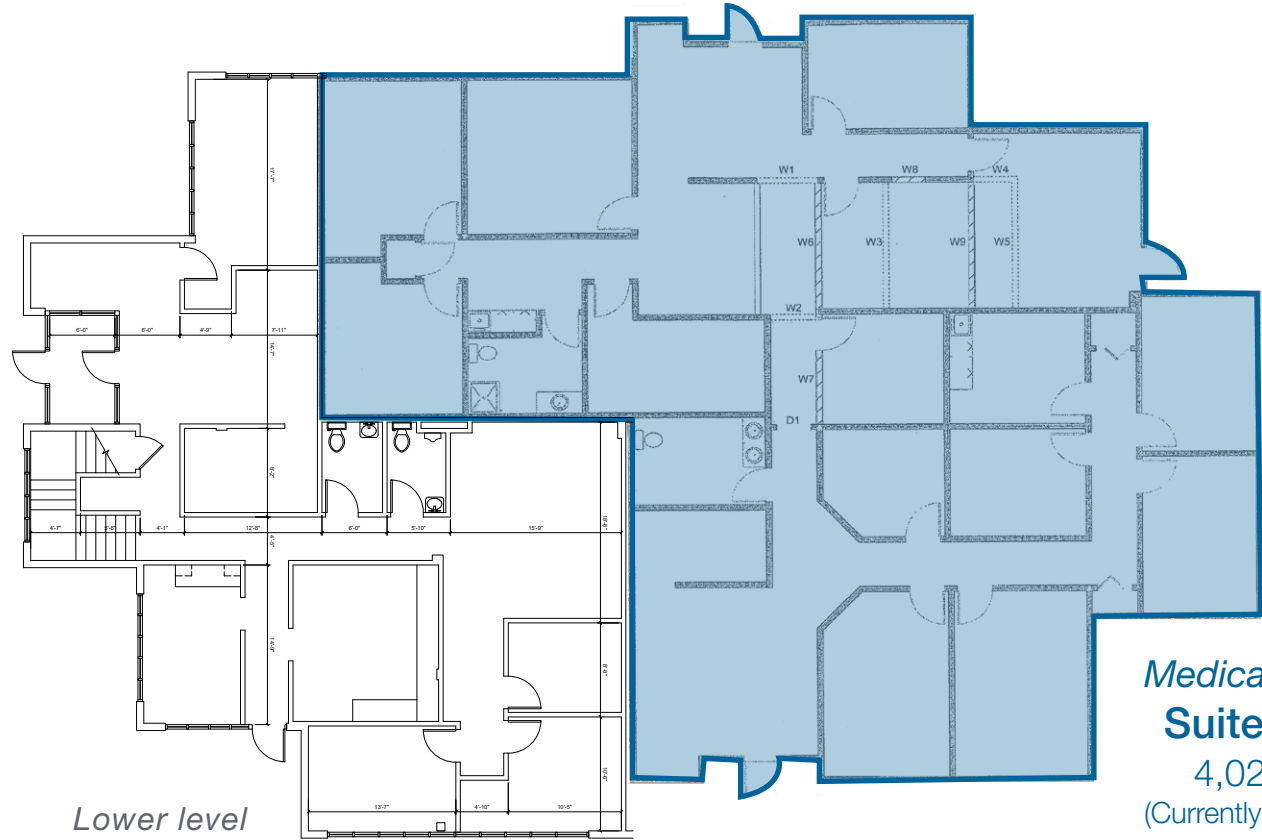
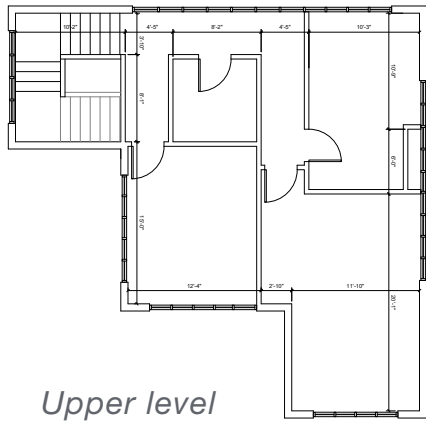
Lease Rate: Full service rates from \$12.00 - \$16.00 per RSF net of janitorial

Operating Cost: Base year

TI Allowance: Negotiable

Remarks: Convenient highway access in serene lake-side setting with unique building exterior & flexible layouts

Southpark Commons  
1341-1343 S Fountain Drive

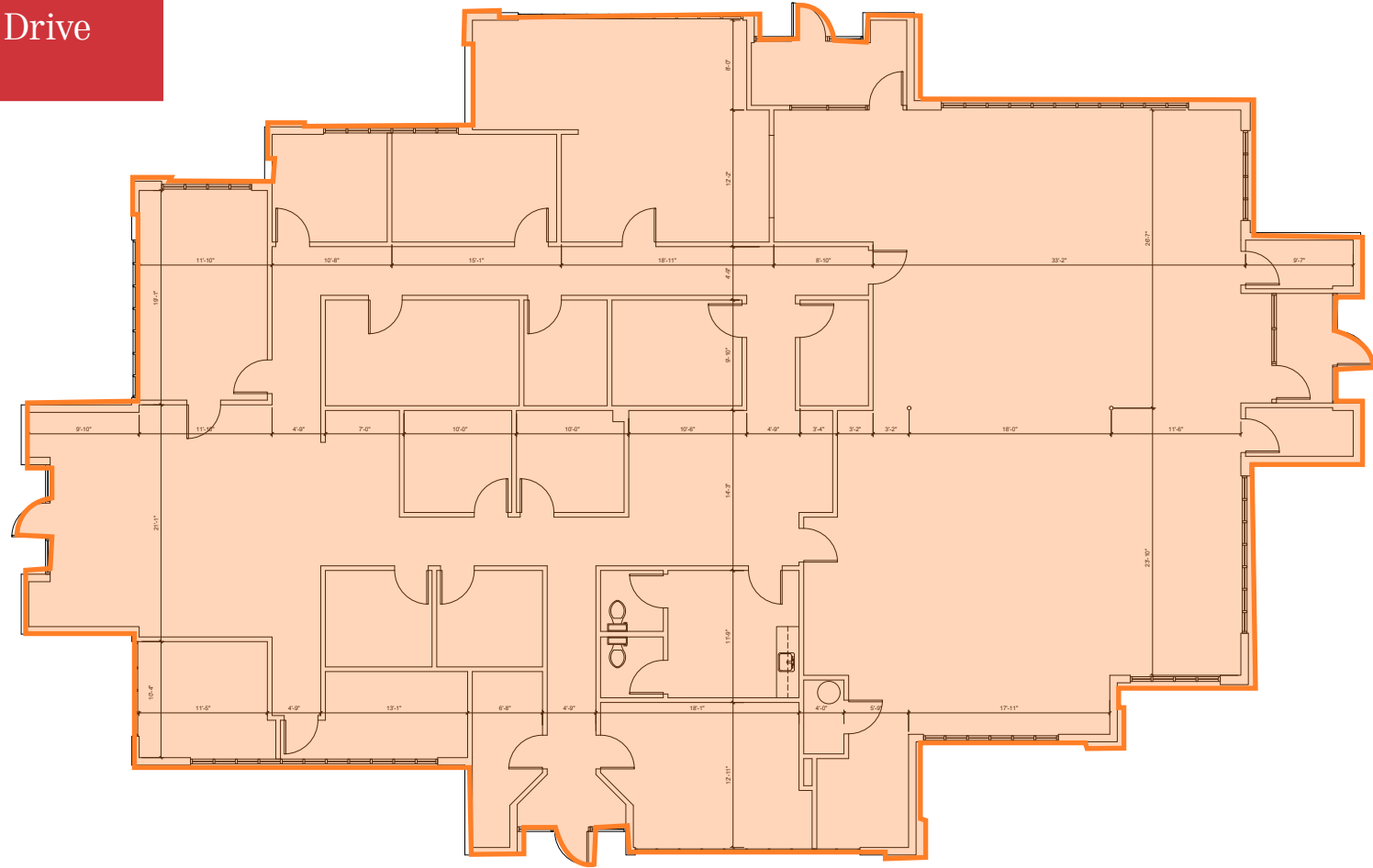


*Medical Space*  
**Suite 1343**  
4,020 SF  
(Currently occupied)

Space Available:	4,020 SF available
Building Description:	Single story with multiple entrances and 2nd story loft offices
Zoning:	C-O "Office Building District"
Parking:	4.7 cars per 1,000 SF surface parking
Lease Rate:	Full service rates from \$12.00 - \$16.00 per RSF net of janitorial
Operating Cost:	Base year
TI Allowance:	Negotiable
Remarks:	Convenient highway access in serene lake-side setting with unique building exterior & flexible layouts

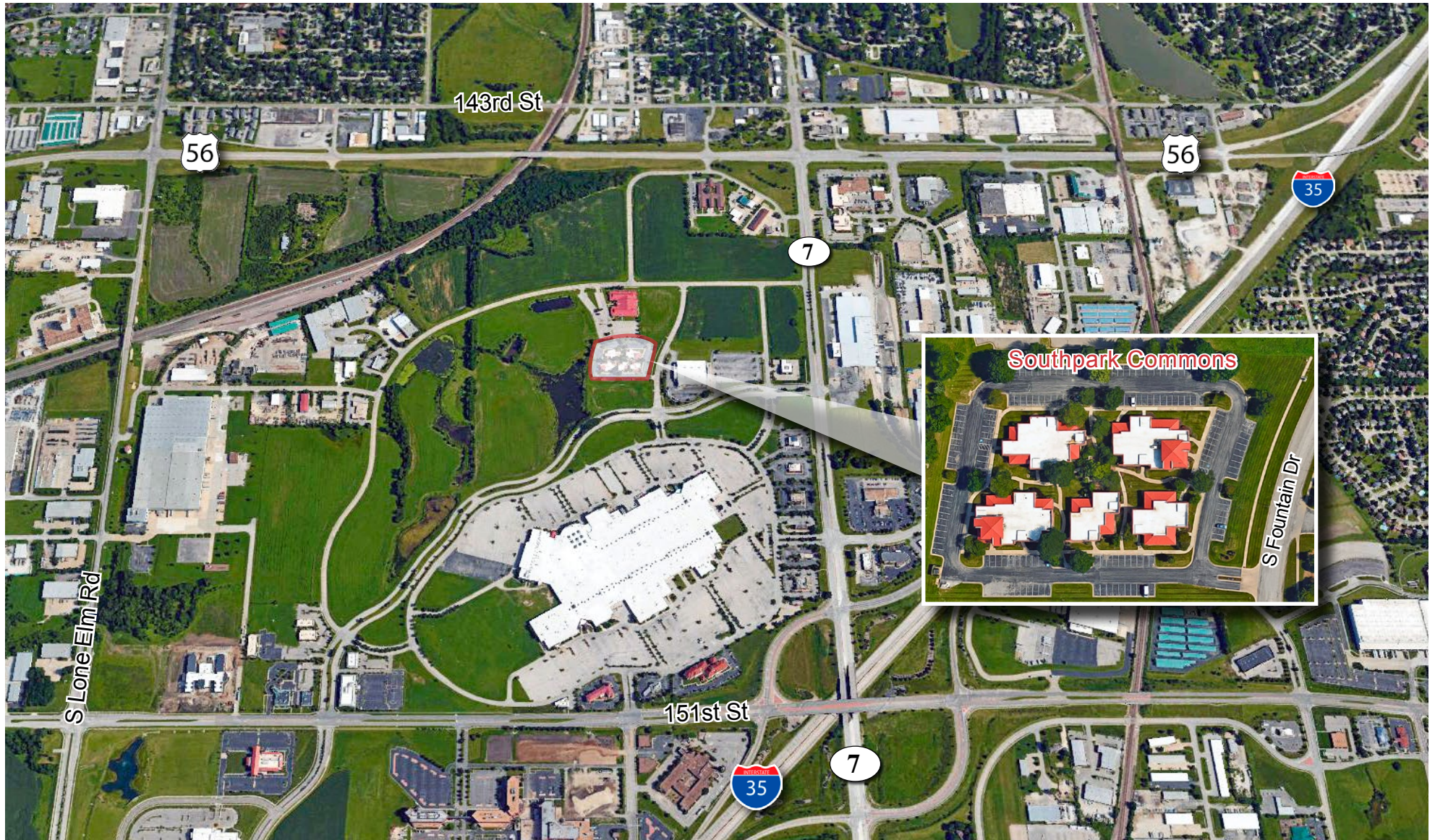
Southpark Commons  
1349 S Fountain Drive

**Suite 1349**  
6,690 SF  
(Divisible)

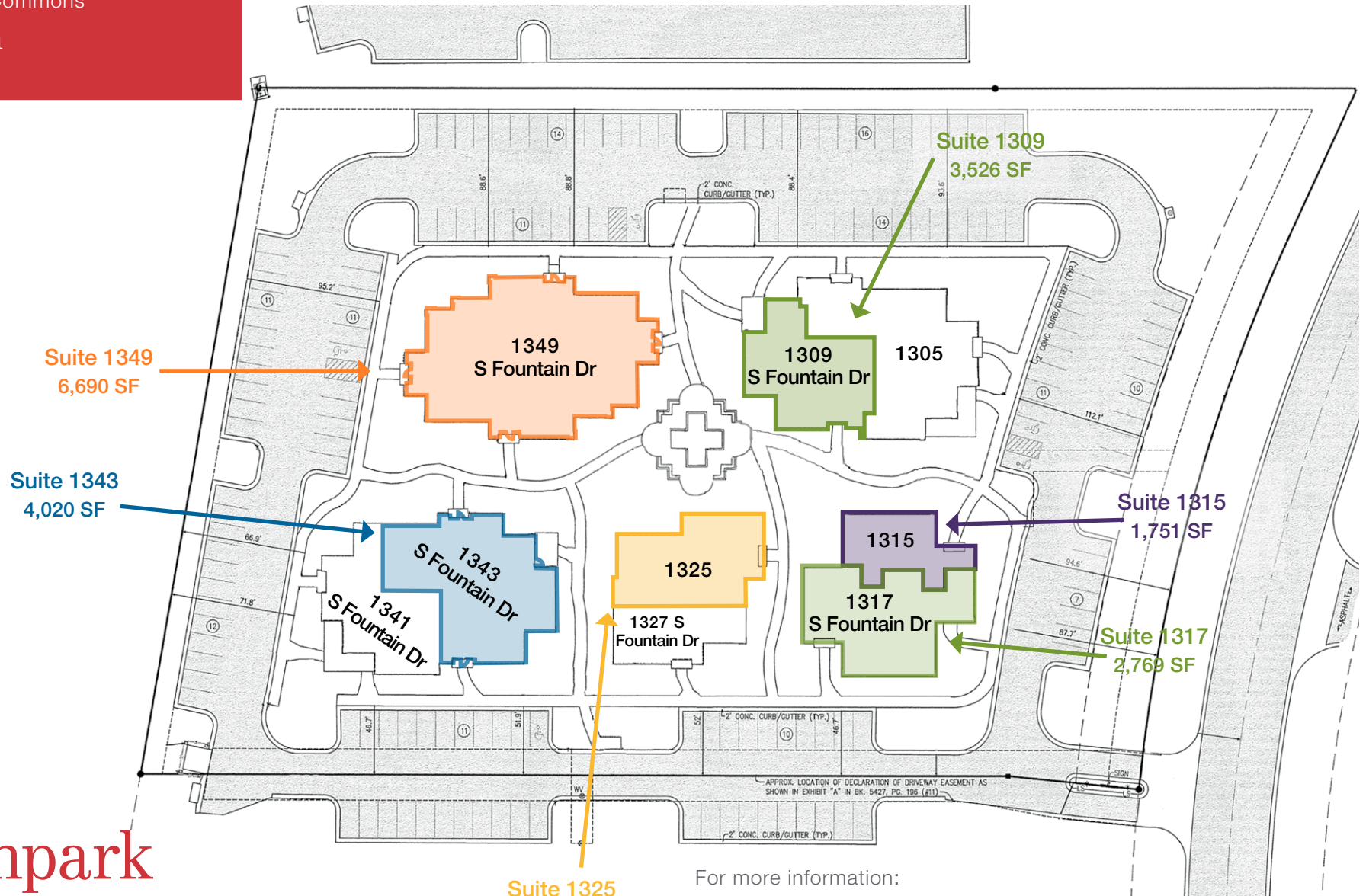


Space Available:	6,690 SF vacant/available divisible to $\pm 3,000$ SF
Building Description:	Single story with multiple entrances
Zoning:	C-O "Office Building District"
Parking:	4.7 cars per 1,000 SF surface parking
Lease Rate:	Full service rates from \$12.00 - \$16.00 per RSF net of janitorial
Operating Cost:	Base year
TI Allowance:	Negotiable
Remarks:	Convenient highway access in serene lake-side setting with unique building exterior & flexible layouts









# Southpark Commons

Olathe, Kansas

Suite 1325  
2,769 SF  
(Available in 60 days)

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