



Industrial/Flex Investment Opportunity

Lenexa Place

14801-15019 W. 95th Street, Lenexa, Kansas

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Table of Contents

03 Executive Summary

06 Property Overview

08 Location Overview

10 Market Profile

12 Disclaimer



Executive Summary

Colliers Kansas City, as exclusive advisor to the Owner, is pleased to present the opportunity to acquire the 100 percent fee simple interest in Lenexa Place (the “Property”), located in Lenexa, Kansas.

Developed in 1987, the property has benefited from single ownership since inception—ensuring consistent oversight, professional management, and a long history of diligent maintenance. This stability has translated into a proven track record of strong occupancy and tenant retention, underscoring the asset’s appeal and reliability over multiple market cycles. The owner’s long-term stewardship has preserved the property’s physical integrity and operational performance, positioning it as a well-maintained, institutionally managed asset.

Location Highlights

Lenexa Place consists of two industrial/flex buildings totaling 132,718 SF, situated on a 10.86-acre site at the highly visible intersection of 95th Street and Lackman Road in Lenexa, Kansas. The property offers convenient access to I-435, I-35, and K-10, providing excellent connectivity, to Lenexa, Johnson County and the entire Kansas City Metro.

Building A

14801–14873 W. 95th Street
Lenexa, Kansas

- 103,383 square feet
- Constructed in 1987
- Currently 94.89% occupied by 16 tenants
- Tenant sizes range from 2,928–11,504 SF
- 3.50/1,000 parking ratio
- 14’–15’ clear height
- Dock-high and drive-in vary by individual suites

Building B

15007–15019 W. 95th Street
Lenexa, Kansas

- 29,335 square feet
- Constructed in 1987
- Currently 100% occupied by a single tenant
- 3.50/1,000 parking ratio
- 18’6” clear height
- 6 dock-high loading doors

Investment Highlights



Offering Summary

- **Location:** Lenexa Place is located in the heart of Kansas City's most desirable Johnson County, KS industrial/flex submarket. The property's specific location benefits from easy interstate access to I-435 and frontage to 95th Street that boasts traffic counts of 17,117 vehicles per day.
- **Multi-Tenant Offering:** 2 buildings; 18 units; 132,718 SF Total
- **Improvements:** With approximately 85% of office finish in Building A and 22% of office finish in Building B, Lenexa Place is an attractive home to professional service companies, showroom, flex/light industrial, and general office users seeking low-cost/functional office space.
- **Current Occupancy:** 96%
- **WALT:** 3.33 years
- **NOI:** \$1,018,000
- **Significant Barriers to Entry:**
 - Substantial discount to replacement cost
 - Significant expense to reproduce level of office finish
 - Lack of Lenexa land development opportunities (infill location)

Demographics



Total Population

1-mile	6,938
3-mile	66,588
5-mile	210,154



Household Income (Avg.)

1-mile	\$102,570
3-mile	\$119,988
5-mile	\$121,460



Median Age

1-mile	41.2
3-mile	39.8
5-mile	38.7



Daytime Population

1-mile	16,977
3-mile	105,145
5-mile	245,232

Terms of Sale

Ownership Entity

- Kansas Industrial No. 1, L.P.

Interest Offered

- 100 percent fee simple

Offering Price

- Unpriced

Offering Procedure

- Seller and agent will assess the qualifications of any party submitting a nonbinding 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 buyer to complete the transaction.

Guided Property Tours

- Property inspections will be made by appointment only and arranged through Colliers Kansas City. Inquiries should be directed to:

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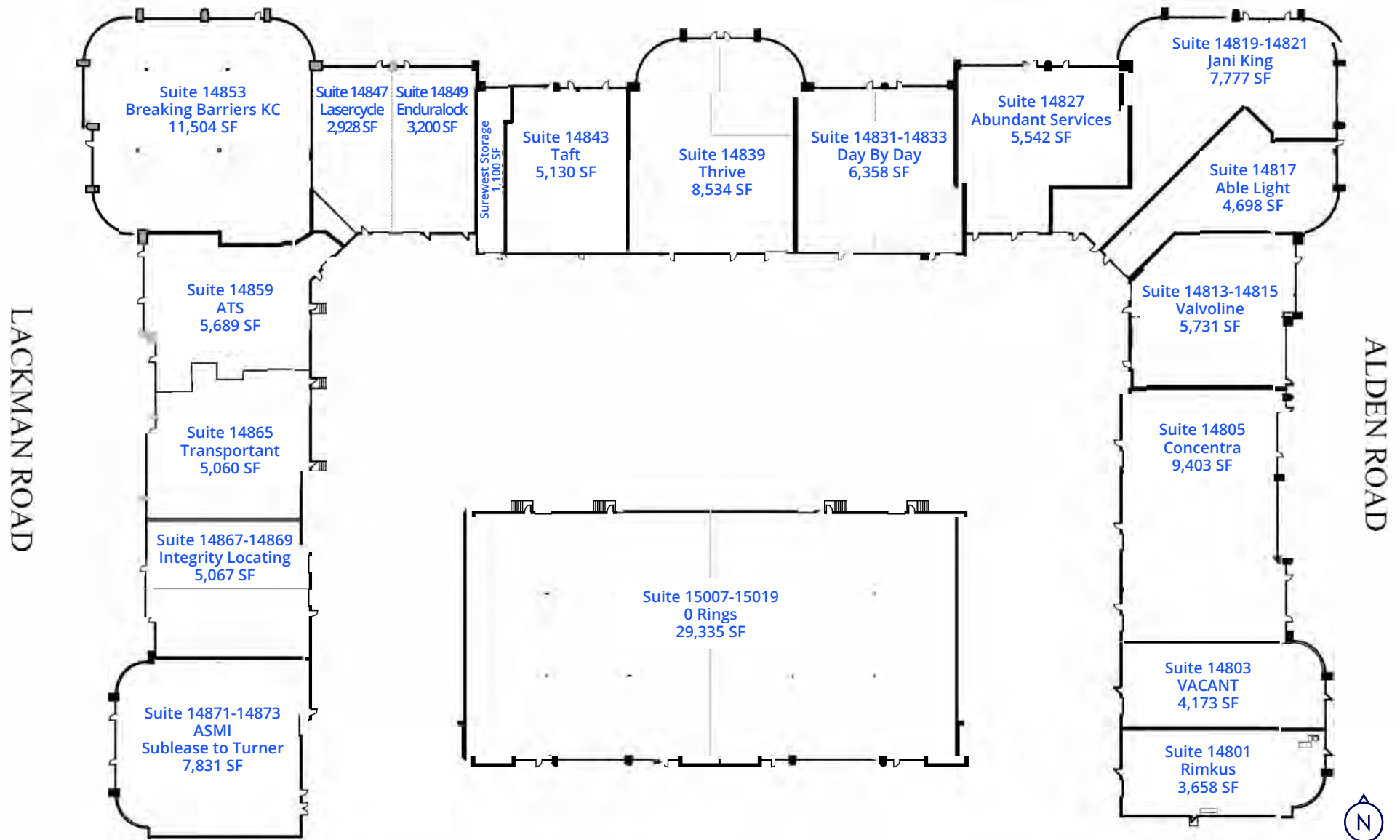
An aerial photograph of a large commercial building complex with a flat roof and brick accents. The building is surrounded by a paved parking lot filled with various cars. There are landscaped areas with green grass and small trees. In the background, other industrial or commercial buildings are visible under a clear sky.

Property Overview

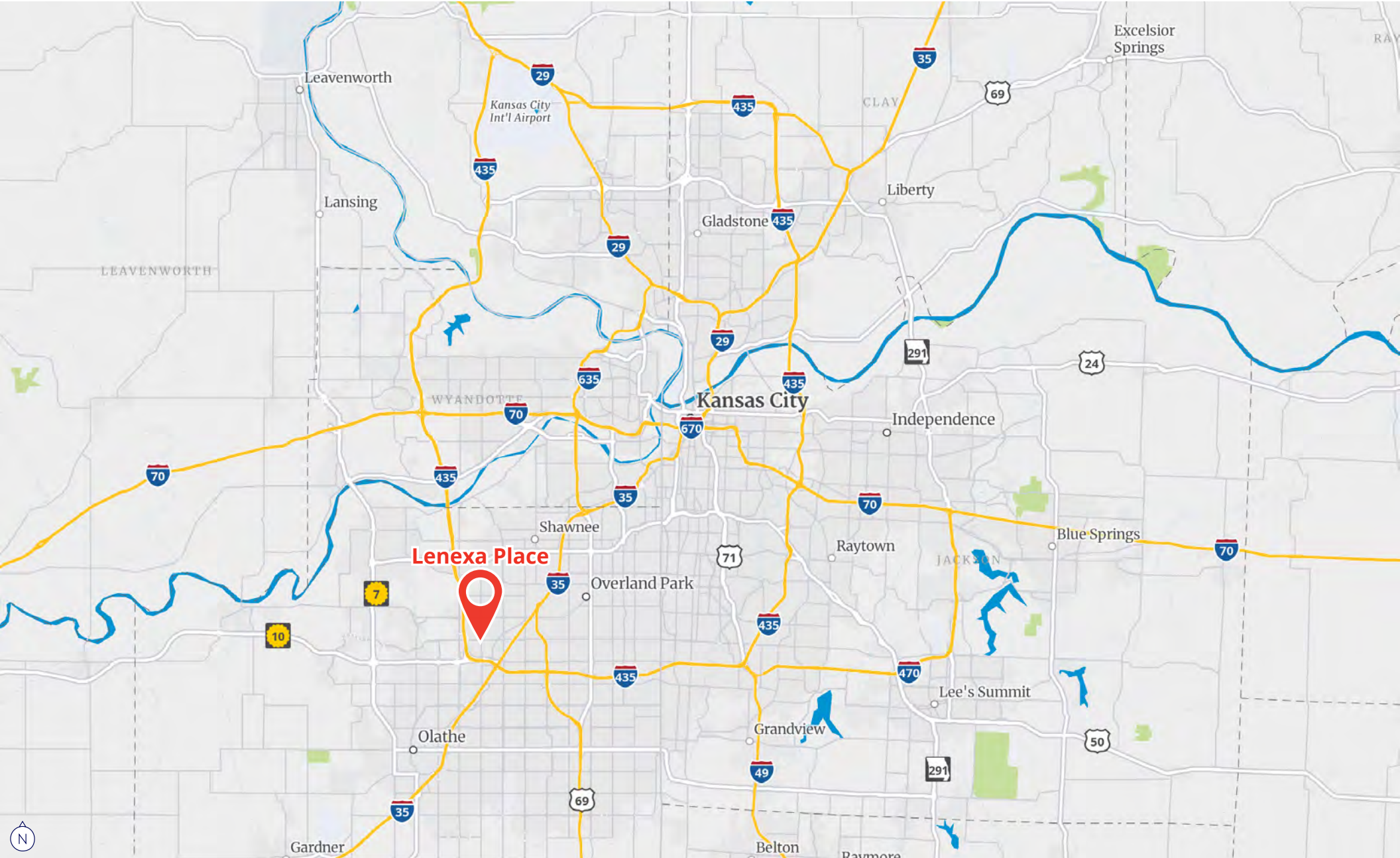
Lenexa Place

Property Address	14801-14873 W. 95th Street (Building A) 15007-15019 W. 95th Street (Building B) Lenexa, Kansas 66215
Year Built	1987
Building Area	132,718 square feet (two buildings)
Building A	103,383 square feet
Building B	29,335 square feet
Land Area	10.86 acres
Zoning	BP1 - Planned Business Park
Construction	Concrete Block
Parking Ratio	3.50/1,000 SF
Clear Height	Building A: 14'-15' Building B: 18'6"
Dock Doors	Yes - Individual Suites Vary
Drive-In Doors	Yes - Individual Suites Vary
Roof	TPO. Replaced 2010-2015
Sprinkler	Building A - Not Sprinkled Building B - ESFR Sprinkler

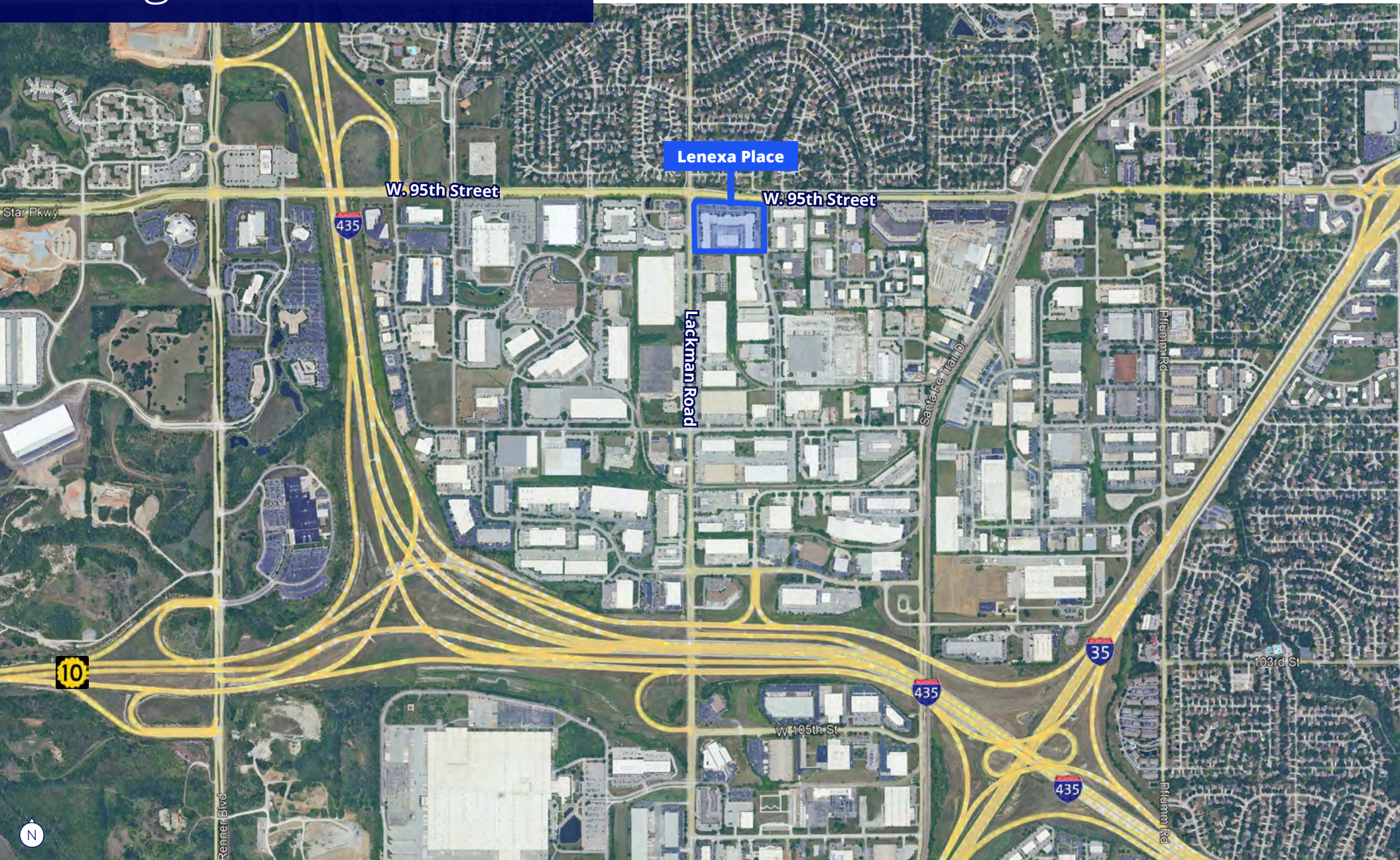
Master Site Plan



Regional Map



Neighborhood Aerial



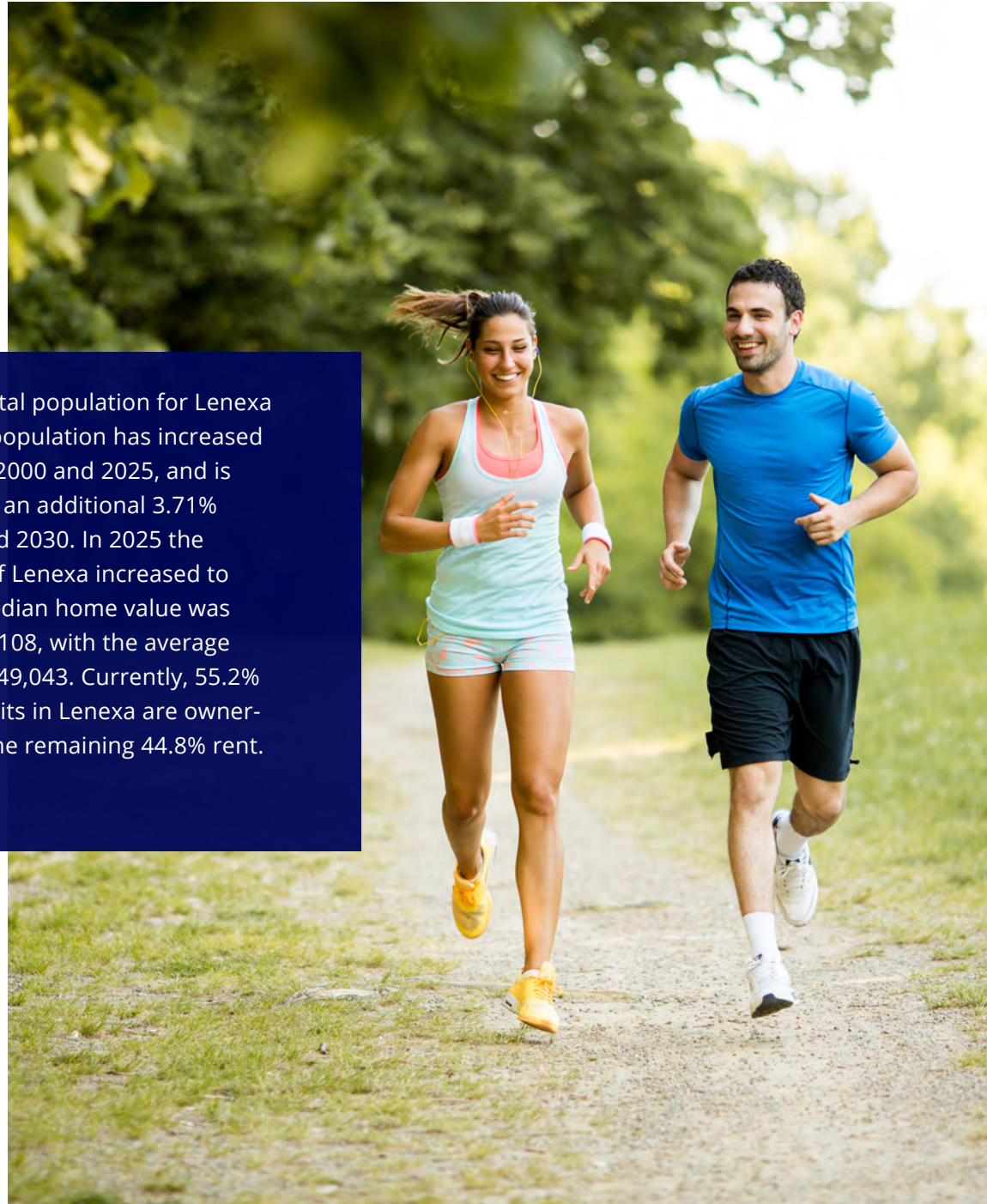


Lenexa, Kansas Overview

Lenexa, Kansas is located just 15 minutes southwest of downtown Kansas City, in Johnson County, Kansas. Lenexa's location offers excellent access to I-435 and I-35 for an easy commute to all points in the metro. The city services are top-rated featuring abundant park and recreation choices and safe neighborhoods. Nearby metropolitan-style shopping and nightlife, world-class sporting events, international conventions and universities are all within a 30-minute drive.

As of 2025, the total population for Lenexa was 60,171. The population has increased 49.44% between 2000 and 2025, and is expected to grow an additional 3.71% between 2025 and 2030. In 2025 the median income of Lenexa increased to \$105,510. The median home value was reported at \$393,108, with the average home value at \$449,043. Currently, 55.2% of the housing units in Lenexa are owner-occupied, while the remaining 44.8% rent.

Lenexa is served by three award-winning school districts; Shawnee Mission, Olathe and DeSoto, which consistently receive national accolades. Two Catholic schools, Holy Trinity and St. James Academy, are also located in Lenexa. Residents enjoy 30 local parks, four public pools and a recently completed 100,000 SF Lenexa Rec Center. The area continues to add amenities with an explosion of recent commercial and civic development near Lenexa City Center.





Johnson County **Industrial**

Johnson County continues to be one of the most active and attractive submarkets in the metro for both flex and industrial real estate. Based on growth opportunity, location, and current demand, Johnson County continues to command the highest rents in the metro. Johnson County is a suburban submarket known for its high-quality concentration of industrial buildings along the I-35 corridor. Most of the industrial buildings in Johnson County are newer-aged product compared to the overall inventory of the Kansas City metro. Johnson County currently has approximately 89.11 million square feet of industrial inventory and an additional 5.70 million square feet of flex space. The Johnson County submarket is very active based on the ideal location and close proximity to the new BNSF intermodal situated in the southwest portion of the submarket. Several industrial parks located throughout Johnson County remain epicenters of activity to meet the current levels of warehousing and distribution demands.

Johnson County ended Q2 2025 with a total vacancy rate of 5.6%, slightly above the metro-wide vacancy rate of 5.0%. Johnson County has recorded 2.18 million square feet of positive net absorption through 2023. Construction activity within Johnson County remains robust with 6.45 million square feet under construction, and 2.48 million square feet delivered in through Q2 2025.

The Johnson County submarket remained active throughout 2024 and continues to produce throughout mid-year 2025. The submarket accounted for nearly 50% of all transactions exceeding 50,000 square feet within the entire Kansas City market, underscoring its strong appeal to industrial users. Notably, ten of these deals fell within the 50,000 to 100,000-square-foot range, indicating a shift in demand toward smaller footprints compared to recent years.





Disclaimer

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