

FOR LEASE | OFFICE SPACE

11213 Nall Ave, Ste 100 | Leawood, KS

FOR LEASE



THE SPACE

Location	11213 Nall Ave Leawood, KS 66211
Square Feet	2,511
Lease Type	Gross

HIGHLIGHTS

IDEAL TENANT TYPES

- Financial advisors and wealth management firms
- Professional medical service providers (therapists, wellness providers, physical therapy, chiropractic, concierge care)
- Insurance, consulting, and professional services groups
- Specialty medical practices (dental, orthodontic, family medicine, pediatrics, dermatology, aesthetics, etc.)
- Healthcare administrative or back-office teams (non-clinical)
- Tech and startup teams seeking privacy, efficiency, and a professional environment

Strategic Location & Connectivity

- Premier visibility directly on Nall Avenue, a major corridor with 31,028 vehicles per day (VPD)
- Immediate access to I-435 (166,593 VPD) and US-69, providing exceptional regional connectivity
- Located at the convergence of key commercial arteries: Nall Avenue, College Boulevard, and I-435
- Proximity to Major Business & Medical Hubs
- Adjacent to significant employment centers including Corporate Woods (280 tenants) and the expansive Aspiria Campus
- Nearby established practices such as JIOMED Family Care, Hoffman Orthodontics, Herre Holistic Dental KC, University Park Endodontics, and Leawood Family Dental



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	5,260	83,128	236,561

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$146,824	\$156,427	\$141,103

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	2,803	36,921	103,608

PROPERTY FEATURES

ADDRESS	11213 Nall Avenue, Leawood, KS
YEAR BUILT	1994
PROPERTY TYPE	Medical / Office / Professional
LEASE RATE	\$24 Gross
AVAILABILITY	Immediate
ZONING	Commercial Office (CO)
PARKING	Ample surface parking
HOA	Handles landscaping, snow removal, parking lot, roof, trash, and window cleaning attachment

NEARBY TENANT/S

HOFFMAN ORTHODONTICS

HERRE HOLISTIC DENTAL KC

JJOMED
FAMILY CARE

LEAWOOD FAMILY DENTAL

NEIGHBORING ATTRACTIONS

ASPIRIA

TOP GOLF

MUSEUM AT PRAIRIEFIRE

IFLY INDOOR SKYDIVING



Location & Accessibility

- Immediate proximity to the major interchange of I-435 (166,593 VPD) and US-69, ensuring excellent regional connectivity.
- High-visibility location directly on Nall Avenue, which carries a high daily traffic volume of 31,028 VPD.
- Situated at the confluence of the area's main commercial corridors: Nall Avenue, College Boulevard, and I-435.

Major Employers & Corporate Demand

- The property benefits from its position adjacent to the Corporate Woods Office Park (280 tenants) and the expansive Aspiria Campus.
- Major employers in or near the submarket include Euronet Worldwide (electronic payments), Tallgrass Energy, American Century Investments, and the American Academy of Family Physicians (AAFP).
- Business travel is driven by diverse sectors including financial services, energy, and healthcare/professional organizations.

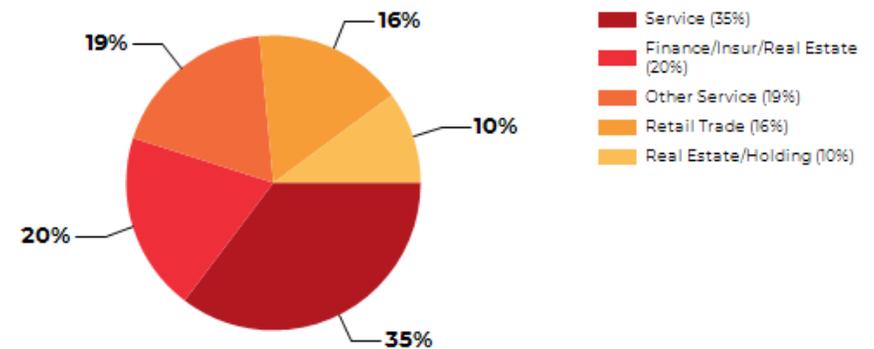
Commercial & Development Growth

- The City Council approved the initial steps for this massive \$765.7 million mixed-use project near I-435, including high-rise offices, apartments, and a 145-key hotel.
- The 207-acre Aspiria campus is under continuous redevelopment, planning for 500K+ SF of Class A office space and significant retail/entertainment additions, including a 103,430 SF Andretti Indoor Karting & Games facility.
- The City of Leawood is actively executing its 2025–2029 Strategic Plan and advancing infrastructure projects, such as the final stages of the Tomahawk Creek Parkway Project.

Affluent and Growing Demographics:

- High-Income Concentration: A significant percentage of households (6,592) in the 3-mile radius fall into the \$100,000 - \$149,999 income bracket.
- Affluent Consumer Base: The market boasts an affluent consumer base, with the Average Household Income within a 3-mile radius reaching \$156,427.
- Exceptional Population Growth: The 1-mile radius is projected to see a high population growth rate of 14.05% between 2025 and 2030.

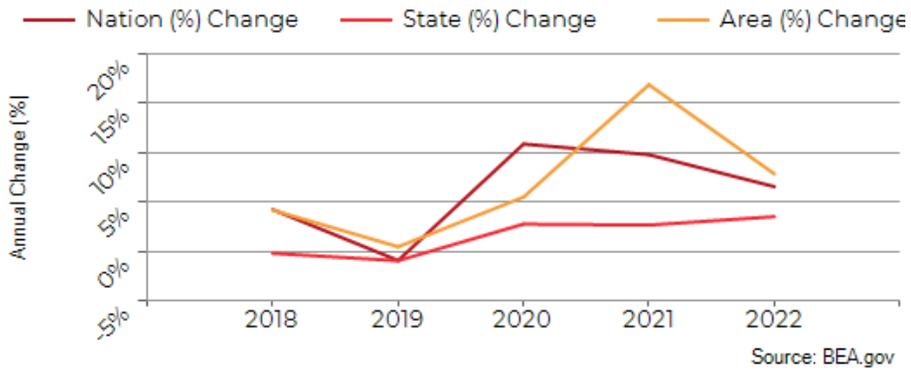
Major Industries by Employee Count

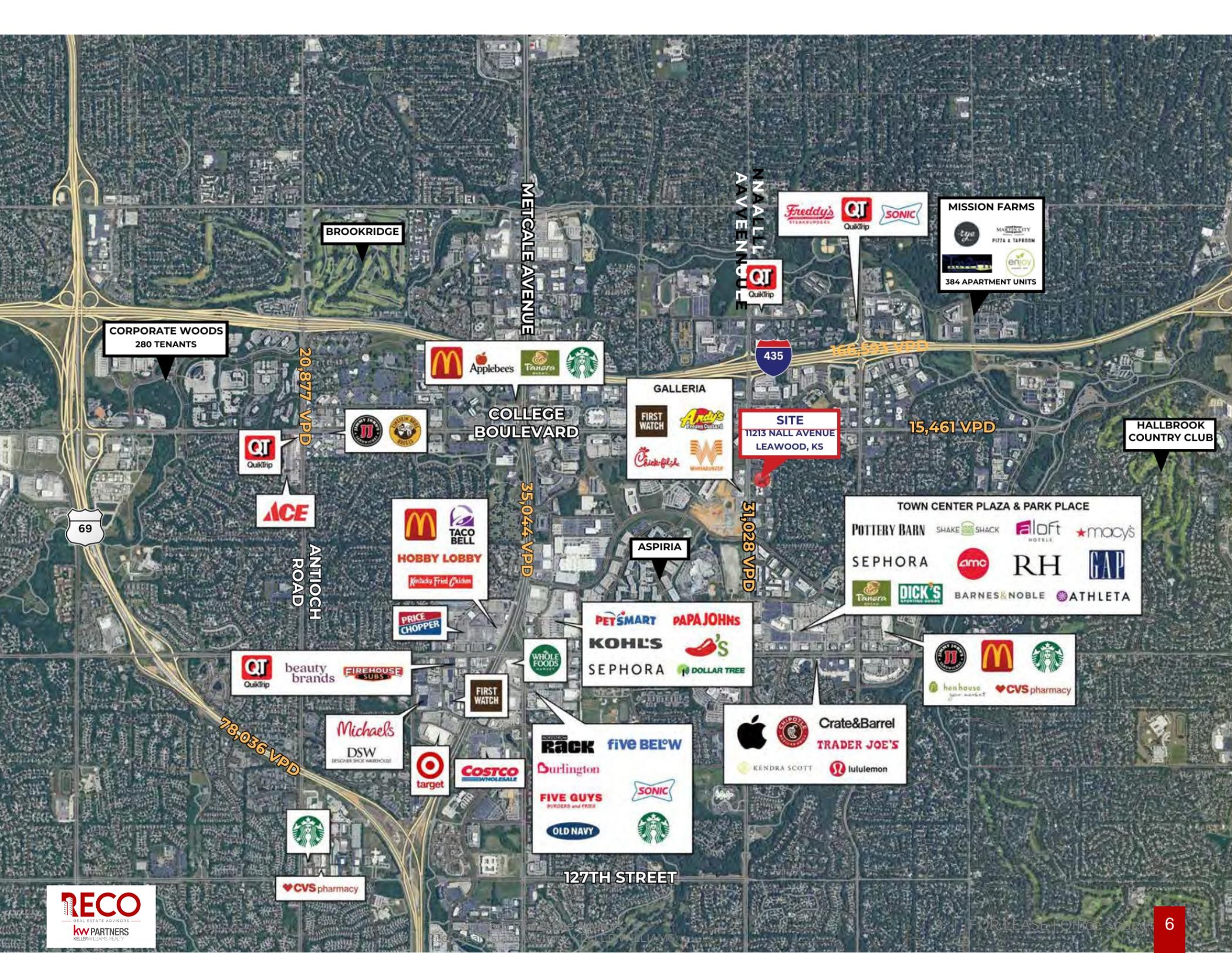


Largest Employers

Sprint (Headquarters)	7,600
Black & Veatch Engineering Services	3,500
Blue Valley School District	3,331
OptumRx	2,000
YRC (Headquarters)	1,000
Quintiles Bioscience	902
Apria Healthcare	850
Menorah Medical Center	850

Johnson County GDP Trend





CORPORATE WOODS
280 TENANTS

BROOKRIDGE

20,877 VPD

METCALLE AVENUE

COLLEGE BOULEVARD

ANTIOCH ROAD

HOBBY LOBBY

35,044 VPD

GALLERIA

SITE
11213 NALL AVENUE
LEAWOOD, KS

15,461 VPD

HALLBROOK COUNTRY CLUB

MISSION FARMS

384 APARTMENT UNITS

435

166,597 VPD

69

ASPIRIA

31,028 VPD

TOWN CENTER PLAZA & PARK PLACE

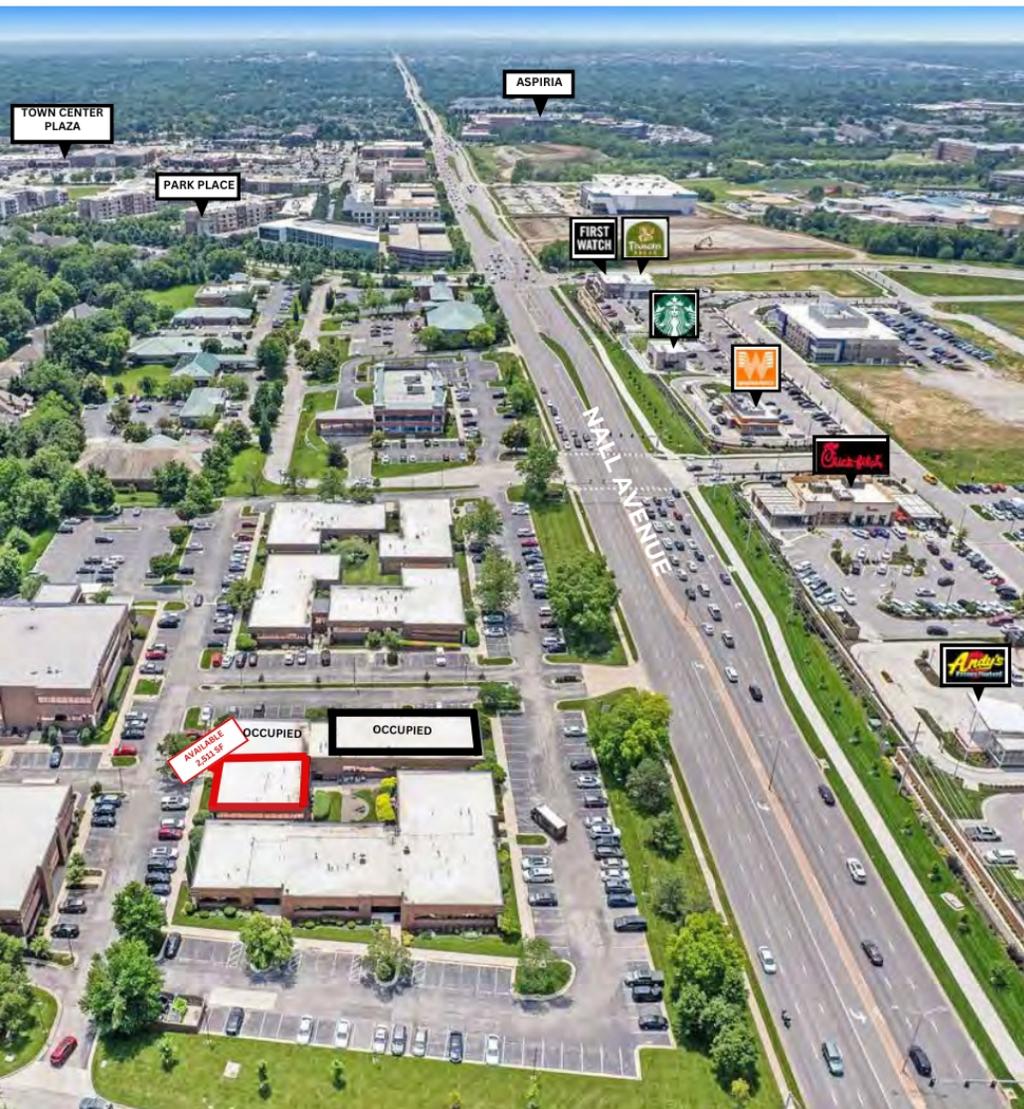
SEPHORA

KOHL'S

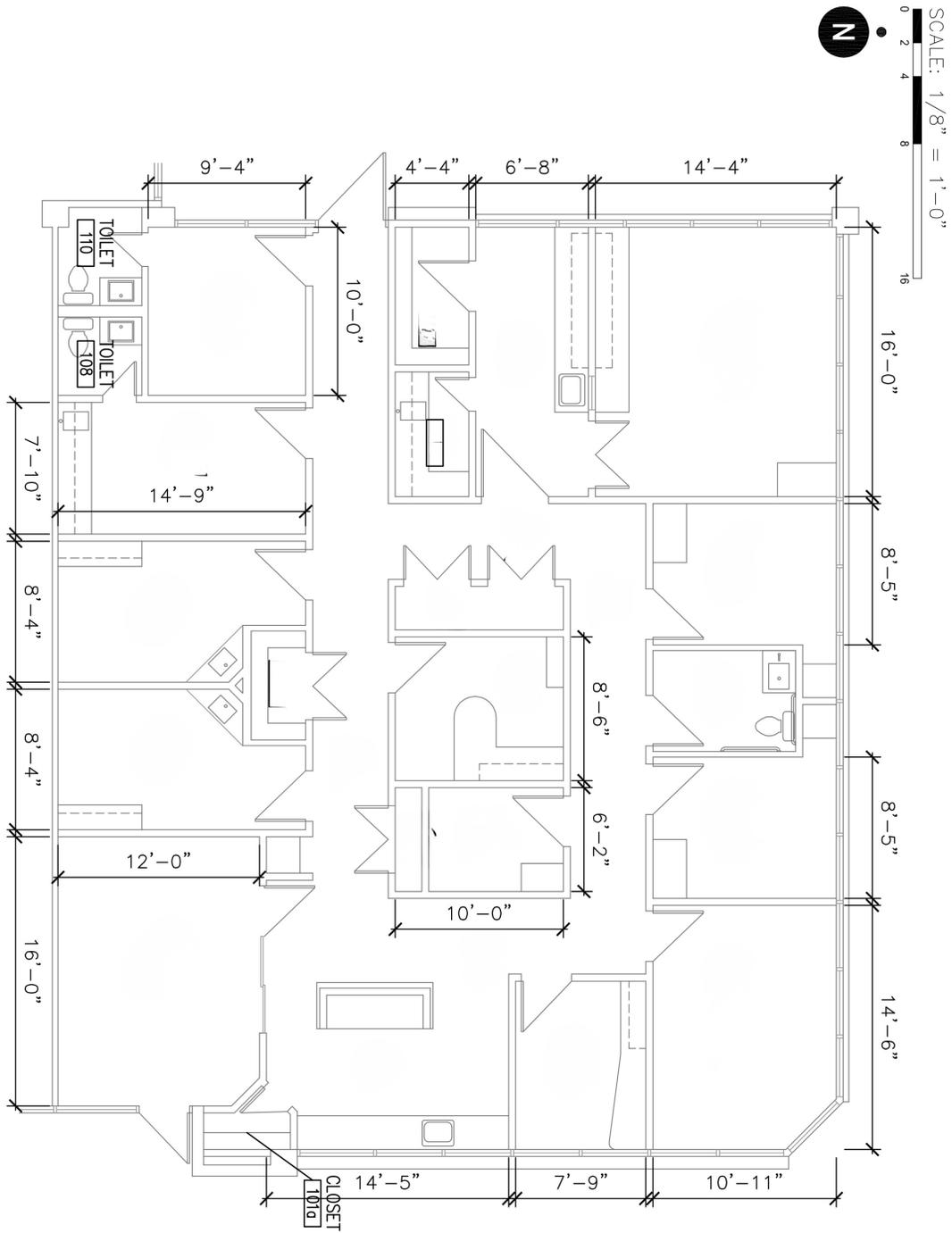
SEPHORA

78,036 VPD

127TH STREET

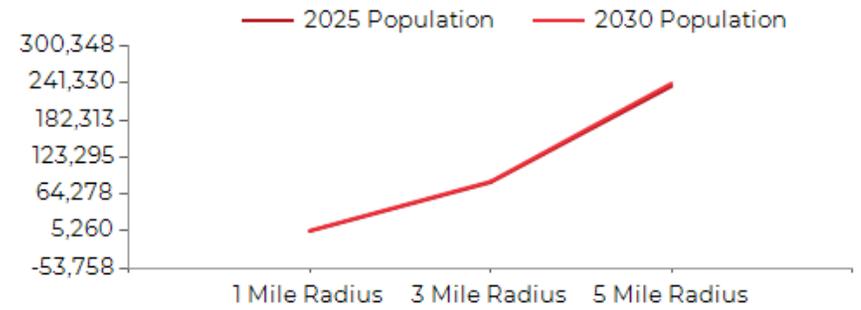




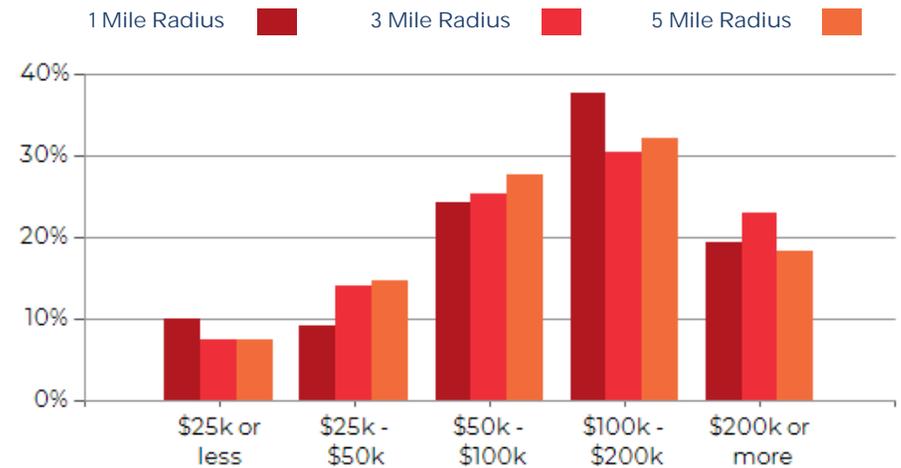


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,479	75,238	202,478
2010 Population	3,244	75,435	216,382
2025 Population	5,260	83,128	236,561
2030 Population	6,043	84,621	241,330
2025 African American	323	3,838	16,759
2025 American Indian	19	236	878
2025 Asian	595	5,796	16,854
2025 Hispanic	213	5,192	18,639
2025 Other Race	70	1,622	6,112
2025 White	3,891	65,466	175,958
2025 Multiracial	362	6,128	19,879
2025-2030: Population: Growth Rate	14.05%	1.80%	2.00%

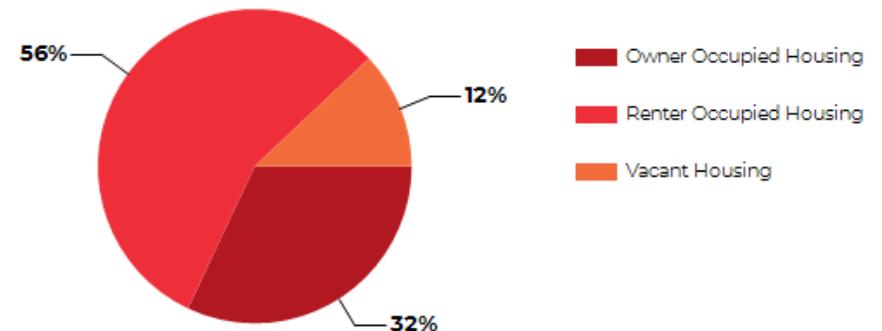
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	102	1,391	3,865
\$15,000-\$24,999	174	1,331	3,845
\$25,000-\$34,999	109	2,214	5,626
\$35,000-\$49,999	145	2,967	9,527
\$50,000-\$74,999	330	5,032	15,690
\$75,000-\$99,999	348	4,288	12,811
\$100,000-\$149,999	606	6,592	20,228
\$150,000-\$199,999	449	4,654	13,039
\$200,000 or greater	539	8,449	18,971
Median HH Income	\$111,259	\$107,136	\$100,749
Average HH Income	\$146,824	\$156,427	\$141,103



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

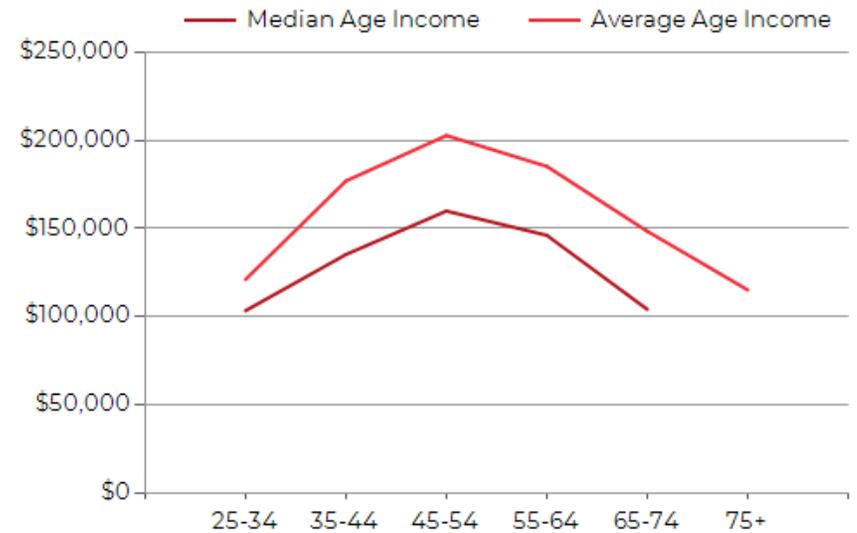
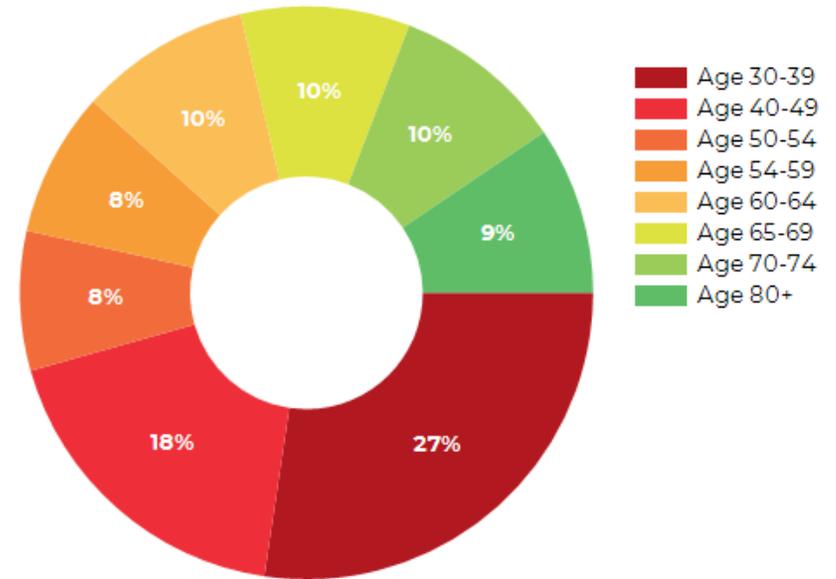


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	484	5,248	17,203
2025 Population Age 35-39	371	5,256	16,576
2025 Population Age 40-44	322	5,439	15,875
2025 Population Age 45-49	249	4,676	13,574
2025 Population Age 50-54	246	4,280	13,044
2025 Population Age 55-59	255	4,355	13,016
2025 Population Age 60-64	302	5,300	14,363
2025 Population Age 65-69	298	5,514	14,046
2025 Population Age 70-74	303	5,385	12,872
2025 Population Age 75-79	296	4,433	10,515
2025 Population Age 80-84	223	3,039	6,955
2025 Population Age 85+	288	3,423	7,173
2025 Population Age 18+	4,608	67,146	189,160
2025 Median Age	42	44	41
2030 Median Age	42	45	42

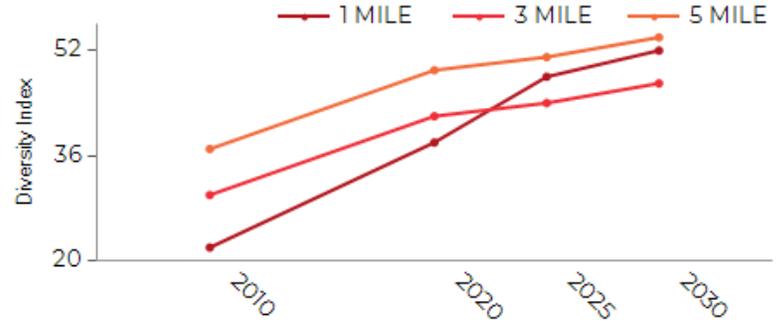
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,321	\$101,795	\$94,512
Average Household Income 25-34	\$121,084	\$135,808	\$124,033
Median Household Income 35-44	\$135,308	\$134,828	\$116,135
Average Household Income 35-44	\$177,121	\$186,084	\$159,685
Median Household Income 45-54	\$160,042	\$152,270	\$132,959
Average Household Income 45-54	\$202,966	\$207,671	\$184,344
Median Household Income 55-64	\$146,221	\$141,738	\$127,410
Average Household Income 55-64	\$185,424	\$196,585	\$178,127
Median Household Income 65-74	\$104,161	\$93,052	\$83,430
Average Household Income 65-74	\$148,502	\$146,969	\$126,161
Average Household Income 75+	\$115,157	\$95,435	\$88,723

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	53	47	54
Diversity Index (current year)	48	44	51
Diversity Index (2020)	38	42	49
Diversity Index (2010)	22	30	37

POPULATION DIVERSITY



POPULATION BY RACE

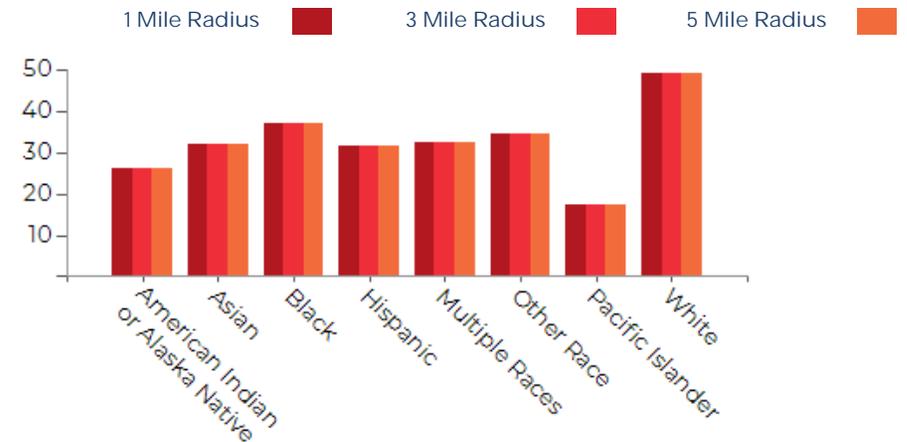


2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	26	39	35
Median Asian Age	32	34	34
Median Black Age	37	39	36
Median Hispanic Age	31	29	29
Median Multiple Races Age	33	28	27
Median Other Race Age	35	33	33
Median Pacific Islander Age	18	35	33
Median White Age	49	48	45

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	4%	7%
American Indian	0%	0%	0%
Asian	11%	7%	7%
Hispanic	4%	6%	7%
Multiracial	7%	7%	8%
Other Race	1%	2%	2%
White	71%	74%	69%

2025 MEDIAN AGE BY RACE



Reco Real Estate Advisors



Why Us

Our unique team structure enables us to provide exceptional, personalized service across all sectors, with dedicated teams for each real estate niche. This ensures that our clients receive unparalleled support and customized solutions tailored to their specific needs. Our accomplishments speak for themselves, as we have been **awarded #1 for most commercial volume closed in 2024.**

Services

-  **Commercial**
Hospitality, Multifamily, Retail, Office, Industrial
-  **Investments**
Real estate development & Portfolio optimization
-  **Residential**
Single family homes, New Construction, Rental

About Us

Reco Real Estate Advisors is a team of highly skilled professionals serving every key segment of real estate, from commercial and office to retail, residential, hospitality, and investment assets. Backed by over 15 years of experience and an established track record with top regional partners, we deliver strategic insight grounded in data, market expertise, and hands-on execution. Our full-service capabilities ensure clients receive exceptional advisory support across transactions, development, and long-term portfolio strategies.



FOR LEASE | Office Space

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Reco Real Estate Advisors
(913) 906-8600



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