



For sale

4811 W 136th Street, Leawood, KS
9,350 RSF Available

4811 W 136th Street / Leawood, KS

Property Overview

Address	4311 W 136th Street Leawood, KS
Size	9,350 square feet
County	Johnson
Year Built	2001
Site Area	0.90 acres
Construction	Masonry
Parking	45 surface spaces
Zoning	SD (O) - Office
Sale Price	\$2,103,750 \$225/SF
Delivery	As-is
2023 Property Taxes	\$40,943.21 (\$4.38/SF)
2023 Operating Expenses	\$78,593.25 (\$8.41/SF)



9,350
Square Feet

0.90
AC Lot

\$225/SF
Asking Price

4811 W 136th Street / Leawood, KS

4811 W 136th St

This Class A property represents an excellent owner-user opportunity for a company to own and grow within their own building in the heart of Overland Park's retail corridor.

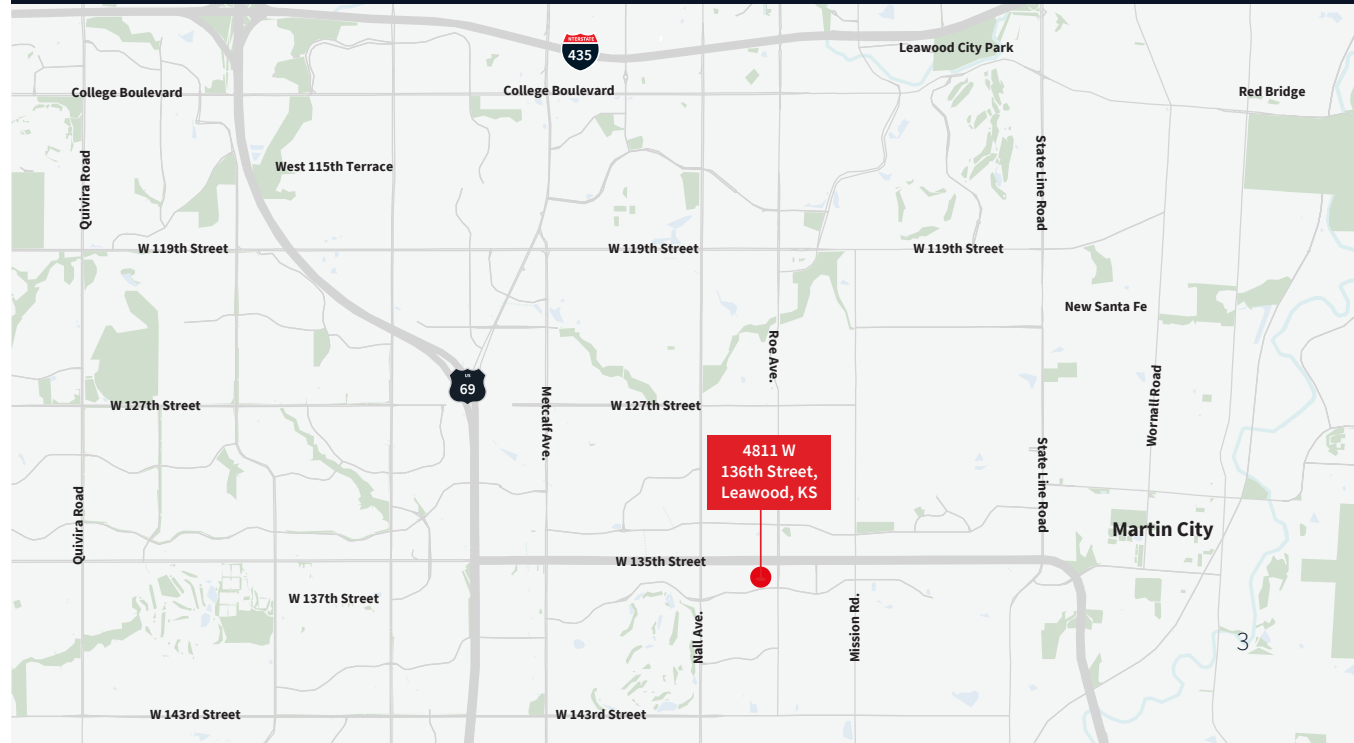
South Johnson County historically has been and continues to be Kansas City's strongest office investment submarket with property values steadily increasing.



Property overview

- 9,350 SF available
- Mix of private offices and open workspace
- 4.81/1,000 SF parking ratio
- Located within minutes of retail centers Paririefire and Corbin Park
- Complete renovation of property in 2013

	1 mile	3 miles	5 miles
Estimated population	8,089	72,918	164,386
Estimated households	3,201	29,193	66,458
Est. Median HH income	\$153,450	\$119,490	\$109,345

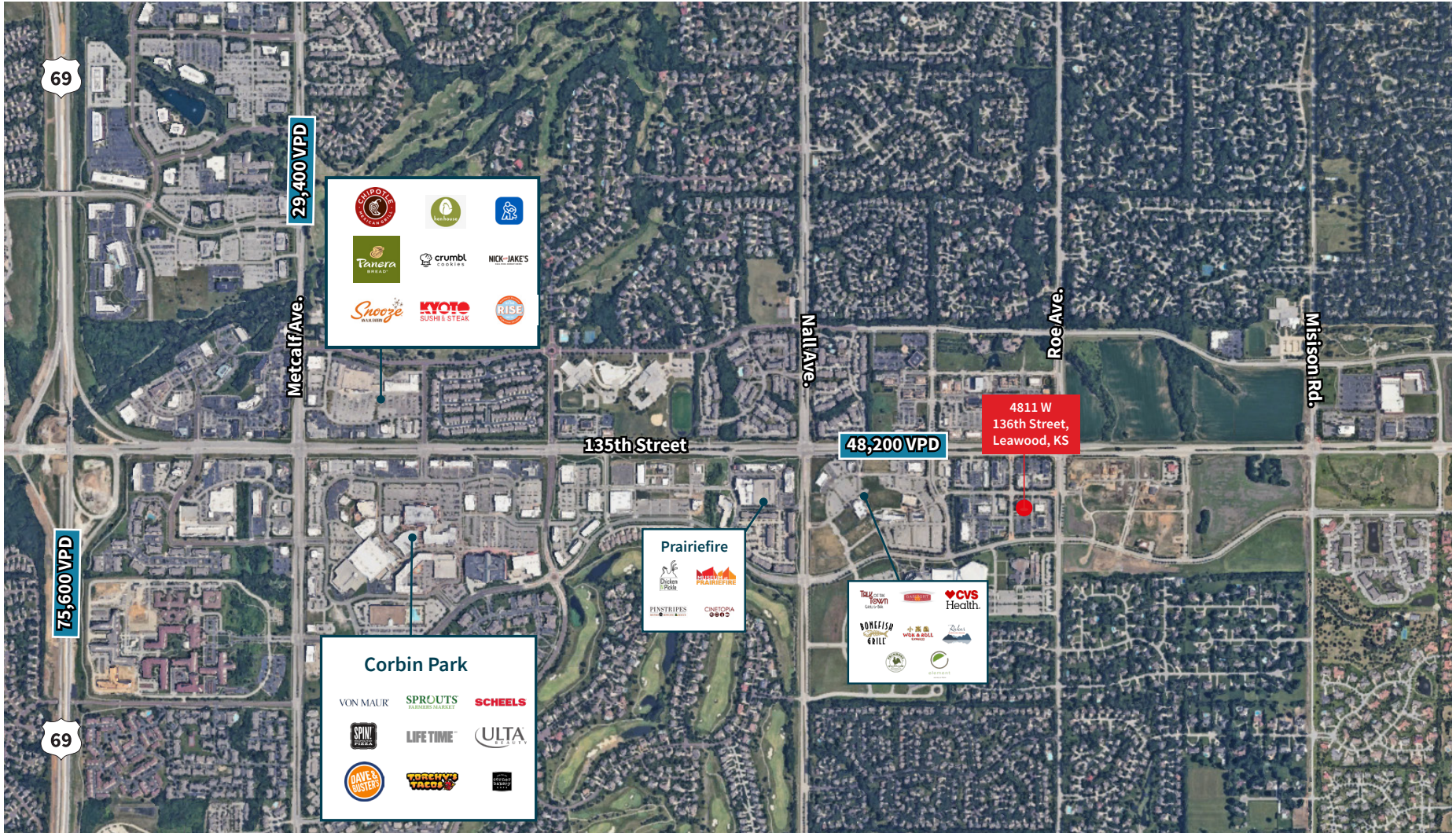


Investment Highlights

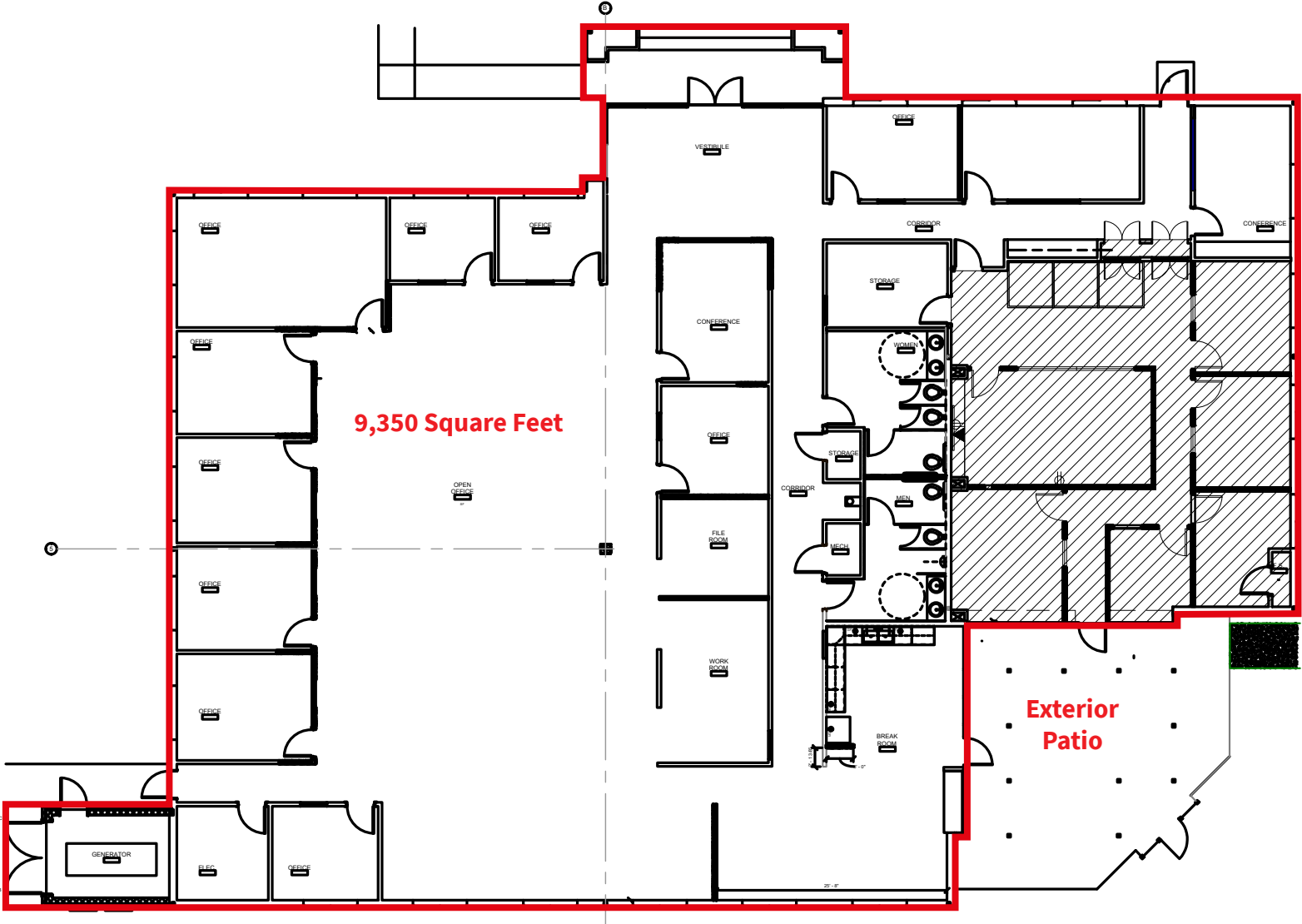
- Total interior renovation of the building completed in 2013
- On-site generator
- Security system in place
- Furniture and fixtures available for sale
- Private patio
- Century Link fiber in place
- Minutes from Hwy 69 & 135th St interchange
- Proximity to local and regional shopping centers; restaurants
- Walkable to Bonefish Grill, Rakar Dumpling House, Talk of the Town, CVS and other retailers
- Adjacent to hotel and daycare



Location map



Floorplan



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