

FOR LEASE: OFFICE SPACE

13470-13480 S. ARAPAHO DR
OLATHE, KS 66062



PEAK

Real Estate Partners

CONTACT US:

PHILLIP CLEMENTE

(913) 808-8543

PHILLIP@PEAKREP.COM

HANK SIMPSON

(913) 400-1252

HSIMPSON@PEAKREP.COM

PROPERTY HIGHLIGHTS:

- **Multi-Tenant Office Buildings**
- **Move-In Ready Opportunities**
- **13470:**
 - Suite 170: 1,450 SF - \$17.50/SF/YR
- **13480:**
 - Executive Suites Available
 - Flexible suite sizes from ~150 SF to 4,100 SF
- **Key features:**
 - Under new ownership and professional management
 - Recent improvements: new roofs, HVAC systems, landscaping, and building signage
 - Ample parking with over 100 spaces
 - Excellent access to I-35 — less than 5 minutes away

PROPERTY AERIAL

13470-13480 S. ARAPAHO DR

PEAK
Real Estate Partners



POPULATION	
1-MILE	10,935
3-MILE	99,745
5-MILE	186,773



DAYTIME POPULATION	
1-MILE	10,333
3-MILE	68,044
5-MILE	142,036

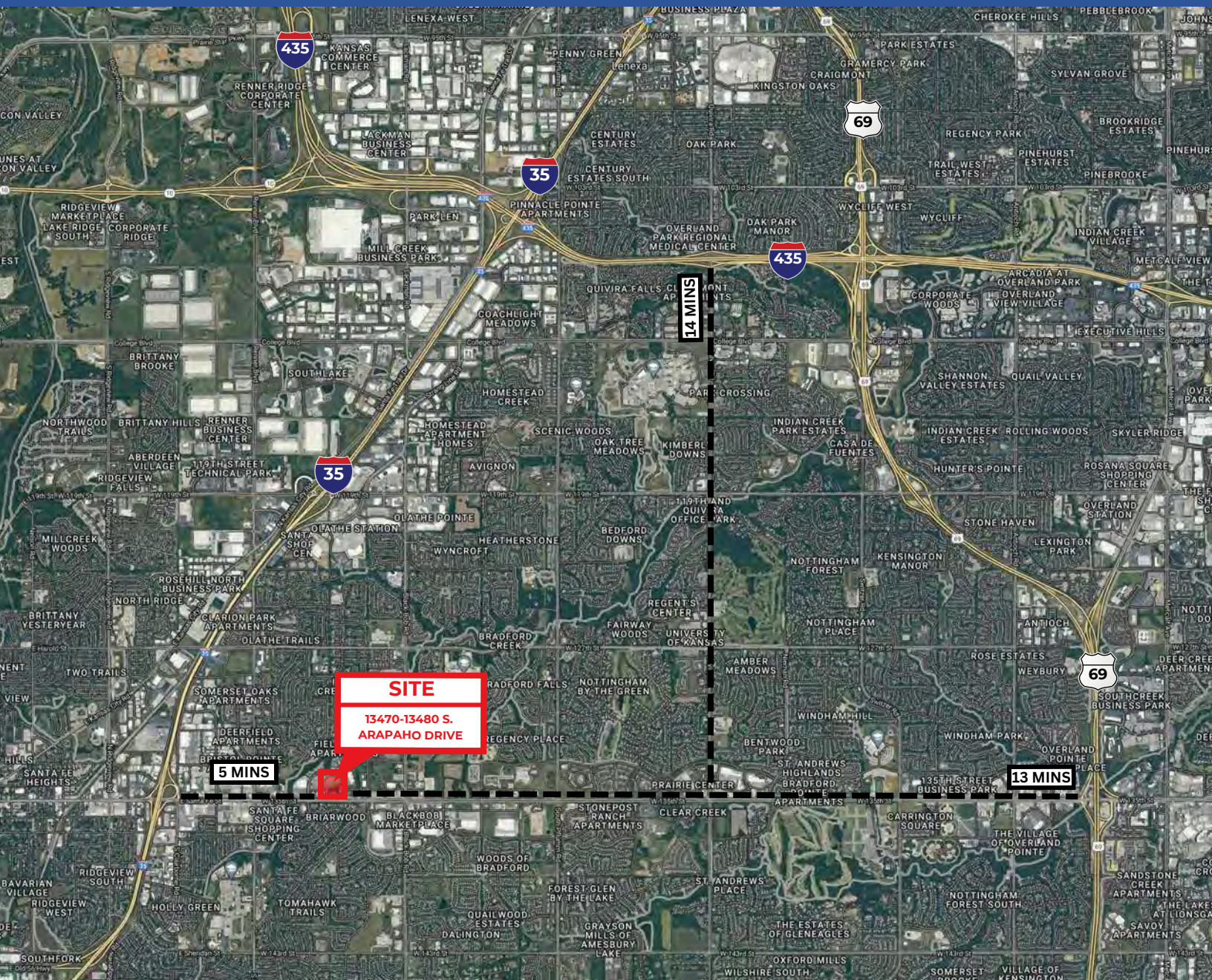


AVERAGE HOUSEHOLD INCOME	
1-MILE	\$82,451
3-MILE	\$125,508
5-MILE	\$146,779

PROPERTY PROFILE

13470-13480 S. ARAPAHO DR

PEAK
Real Estate Partners



AVERAGE HOUSEHOLD SIZE	
1-MILE	2.5
3-MILE	2.6
5-MILE	2.6



RENTER OCCUPIED	
1-MILE	2,111
3-MILE	15,360
5-MILE	26,223



PER CAPITA INCOME	
1-MILE	\$42,410
3-MILE	\$51,851
5-MILE	\$56,441

FLOOR PLAN

13470-13480 S. ARAPAHO DR



FLOOR PLAN

13470-13480 S. ARAPAHO DR



FOR LEASE:

**13470-13480 S.
ARAPAHO DRIVE**

OLATHE, KS 66062

PEAK

Real Estate Partners



PEAK

Real Estate Partners

PHILLIP CLEMENTE

(913) 808-8543

PHILLIP@PEAKREP.COM

HANK SIMPSON

(913) 400-1252

HSIMPSON@PEAKREP.COM