

# OFFICE BUILDING FOR SALE OR LEASE

8877 Bourgade  
Lenexa, KS 66219



- Built in 1994
- 9,278 SF building on 0.6 acres
- 2,450 SF available to lease
- Signed lease on remaining space thru 10/14/2026
- Loading bay with single car garage door
- Irrigation system – front and back yards
- 44 asphalt parking spaces
- Private porch on back



**SALE PRICE:**           **\$1,250,000**

**LEASE RATE:**       **\$19/SF NNN**

**Dave Owen**  
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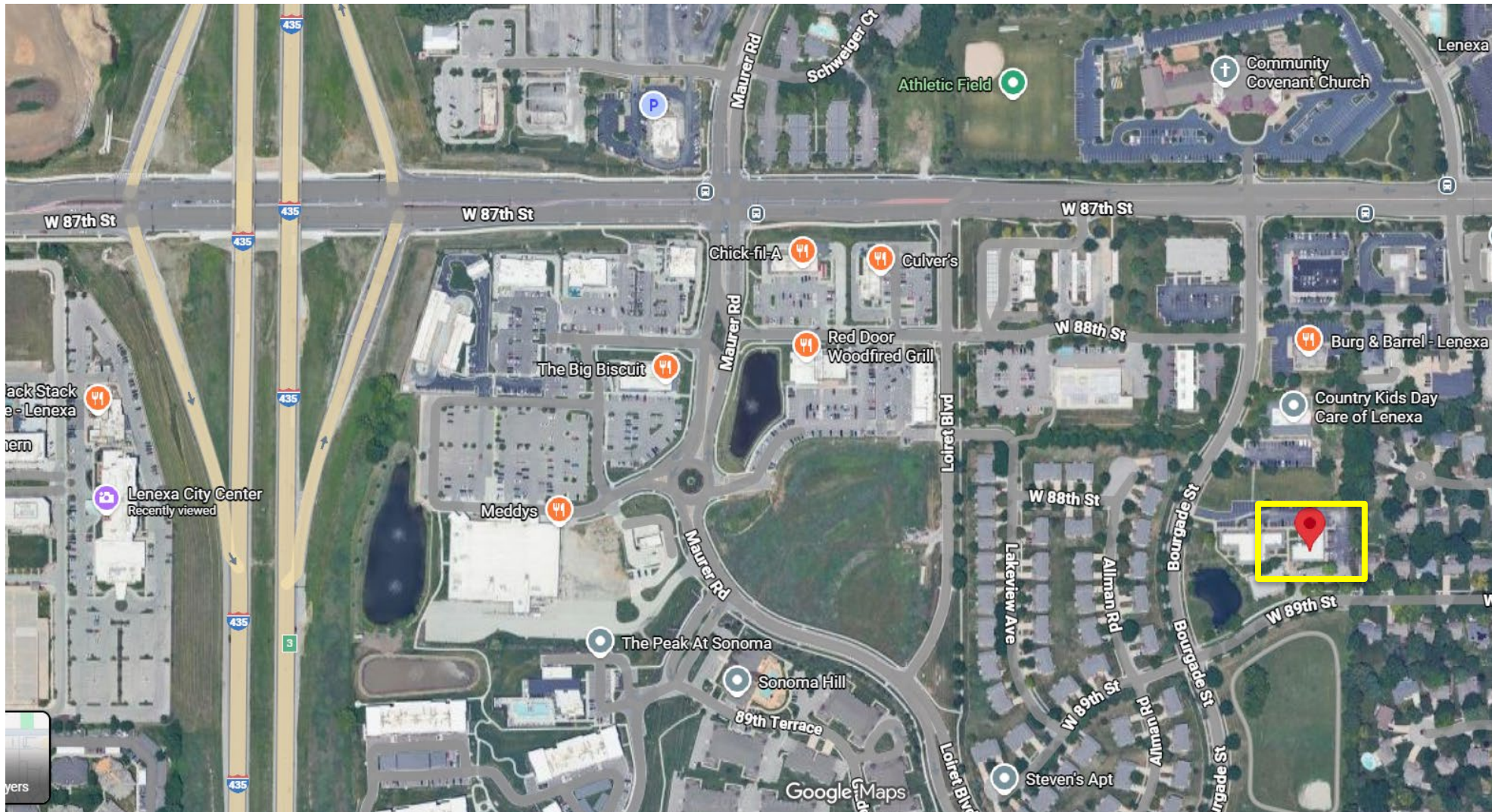
2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	15,323	60,064	194,937
Daytime Population	12,478	88,789	221,998
Avg Household Income	\$116,748	\$123,474	\$122,524

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