

6,500 - 9,000 SF FOR LEASE

Rosehill Office Building



12711 – 12701 W 87th Street Parkway / Lenexa, KS

- Turn-key 2nd floor office space with below market rents and occupancy costs; 6,500 sf up to 9,000 sf available for lease.
- Ample surface parking, 114 total spaces.
- Exterior building signage fronting W 87th Street and positioned with great access and visibility at signalized intersection.
- Convenient proximity within the metro (access just over ½ mile from I-35 and 69 Hwy)
- Amenity-rich corridor on 87th Street which hosts multiple restaurants, banks, health & beauty, and grocery stores for employees and clients.



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

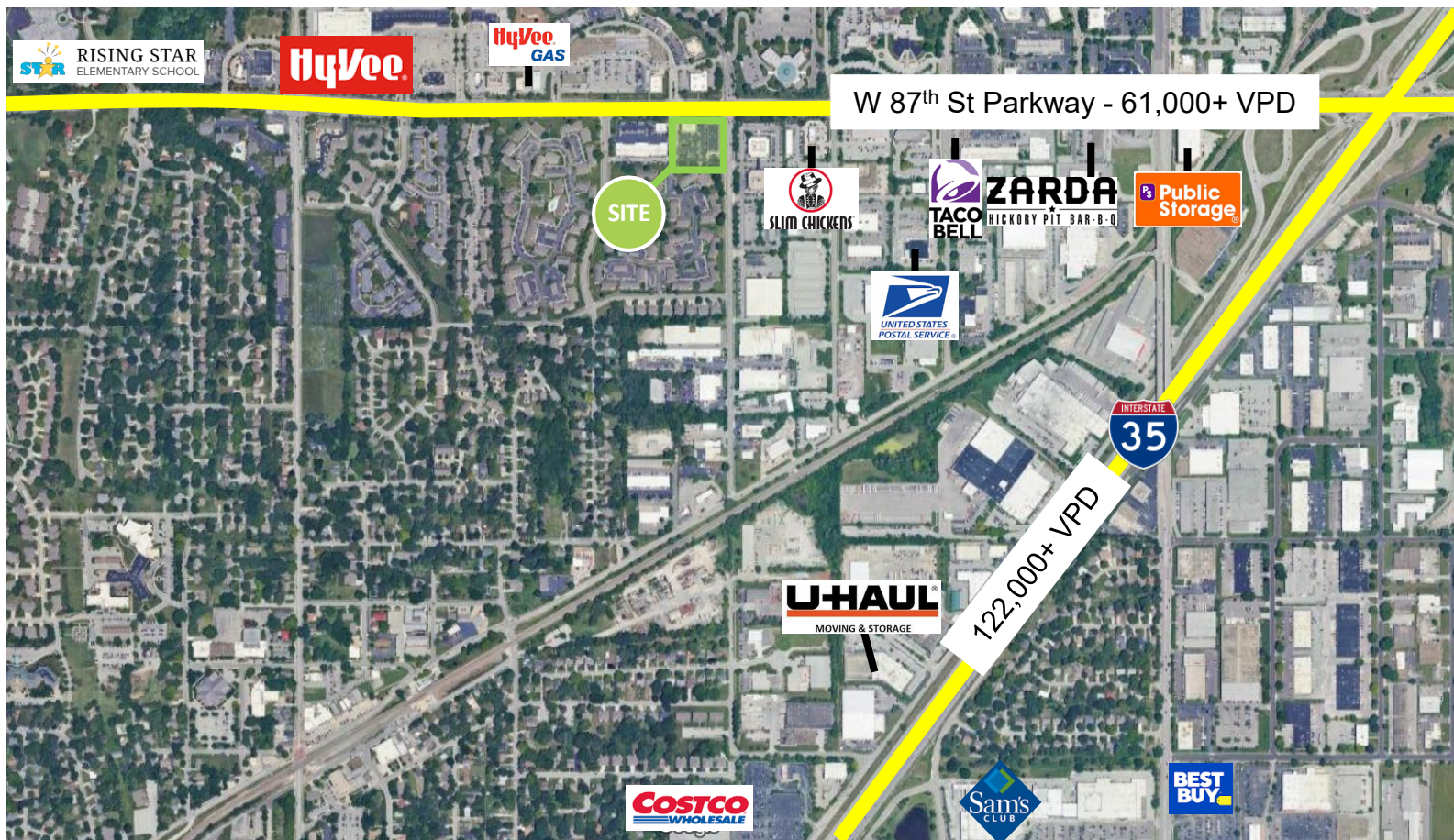
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Site Location

Noteable Co-Tenancy

- Located in central Johnson County, which boasts lower rental rates and occupancy cost than competing office in downtown, CBD, Plaza and I-435 corridors
- Conveniently positioned on heavily trafficked W 87th Street Parkway corridor with easy to I-35.
- Notable neighboring properties include Hy-Vee, Hen House, USPS, Lenexa City Hall, Rising Star Elementary School, and multiple restaurants/retailers.



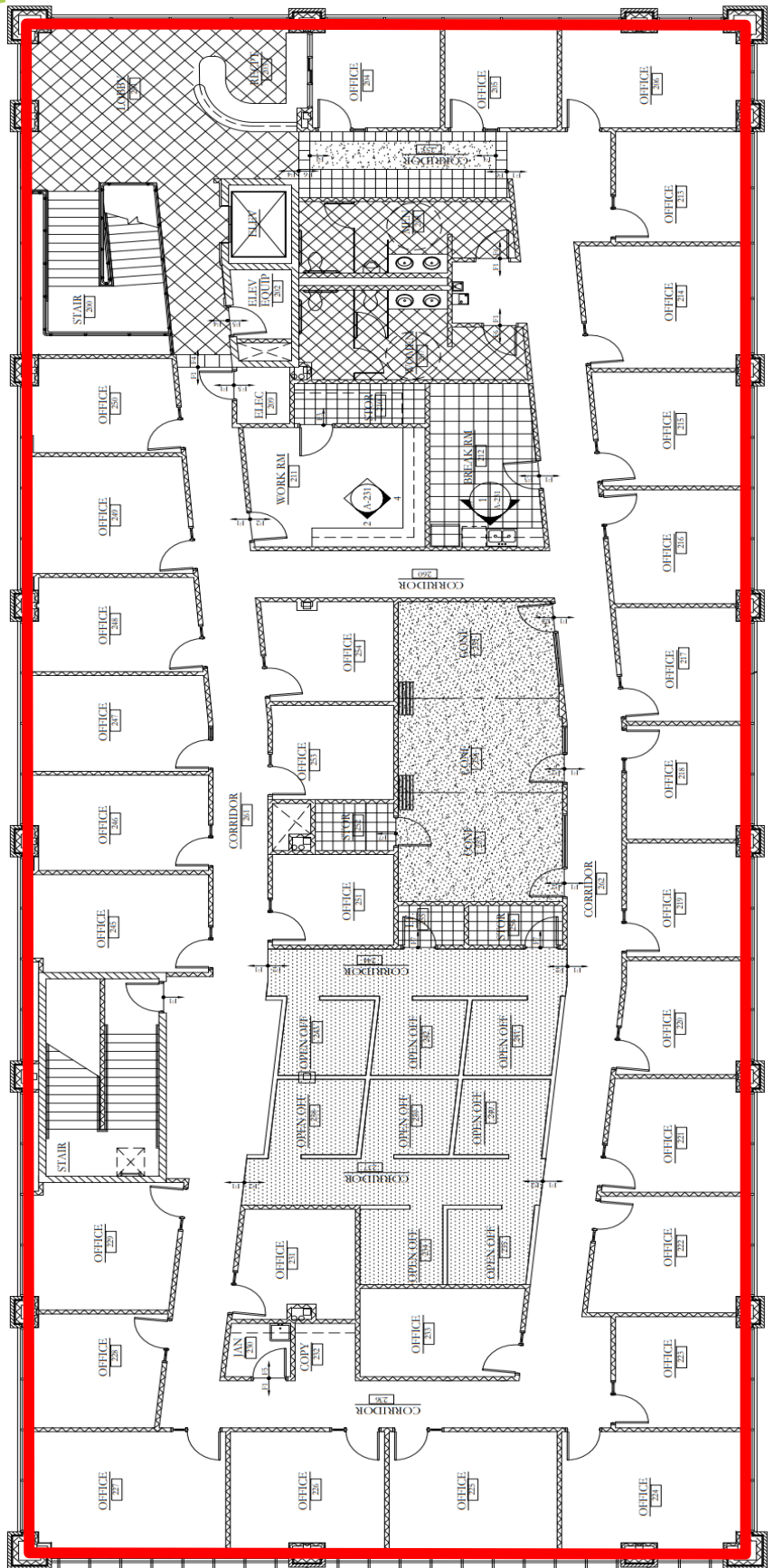
Building Vacancy

Available Space

12701 W 87th Street Parkway
– 6,500 to 9,000 SF

Space Features

- 31 Offices
- Break Room w/ Kitchenette
- Work Room
- Large Conference Room
- 8 built-in cubicles
- Large Lobby



Photos



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2020 Population	10,013	99,791	212,742
2024 Population	10,427	99,873	214,560
2029 Projection	10,903	103,701	223,097
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$86,110	\$96,232	\$100,384
Median	\$71,836	\$77,174	\$79,224
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2020 Households	4,591	43,252	93,366
2024 Households	4,824	43,428	94,315
2029 Projection	5,046	45,155	98,192
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$264,812	\$264,378	\$284,136



Other Tutera Properties



7611 Office Building
7611 State Line Road, Kansas City, MO



9237 Office Building
9237 Ward Parkway, Kansas City, MO



9001 Office Building
9001 State Line Road, Kansas City, MO



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