



FOR LEASE: 801 North Mur-Len Rd Olathe, KS 66062

PROPERTY HIGHLIGHTS

- Available Suites:

Suite 104B: 1,519 +/- RSF

Suite 107: 972 +/- RSF

- Medical office building with complementary tenant mix.
- Office build-out that can accommodate a variety of user needs.
- Two covered entrances for easy vehicle drop off.
- Common areas of building updated in 2022/23.
- Less than a 5-minute drive time to access I-35. Two access points off I-35 to north and south.
- 5/1,000 parking ratio.

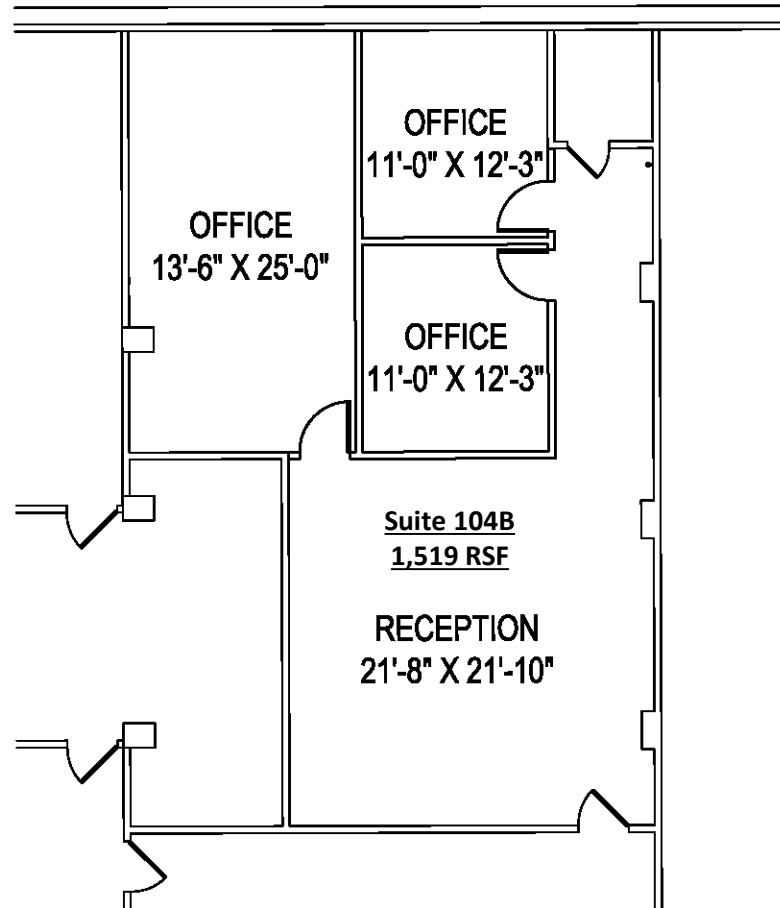


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SUITE 104B FLOOR PLAN

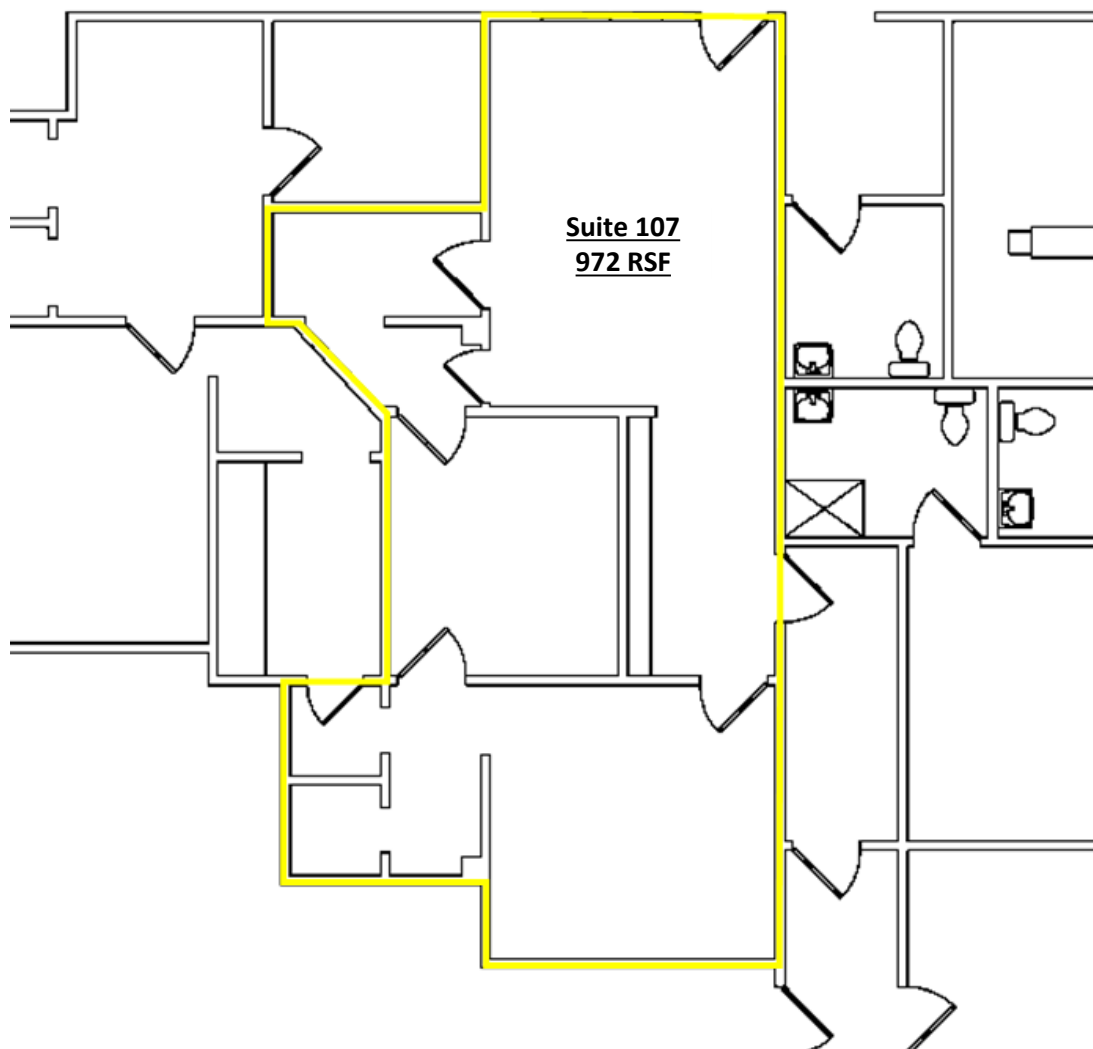


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SUITE 107 FLOOR PLAN

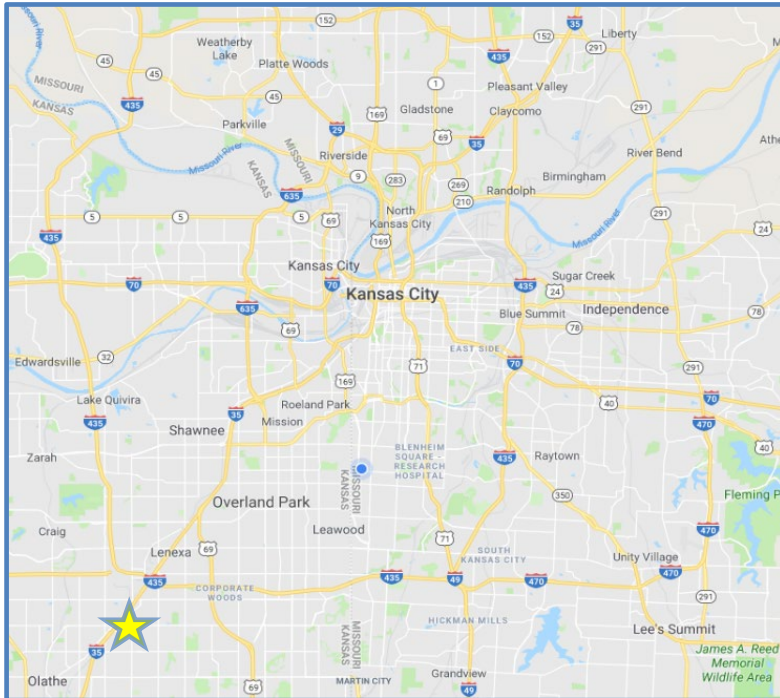


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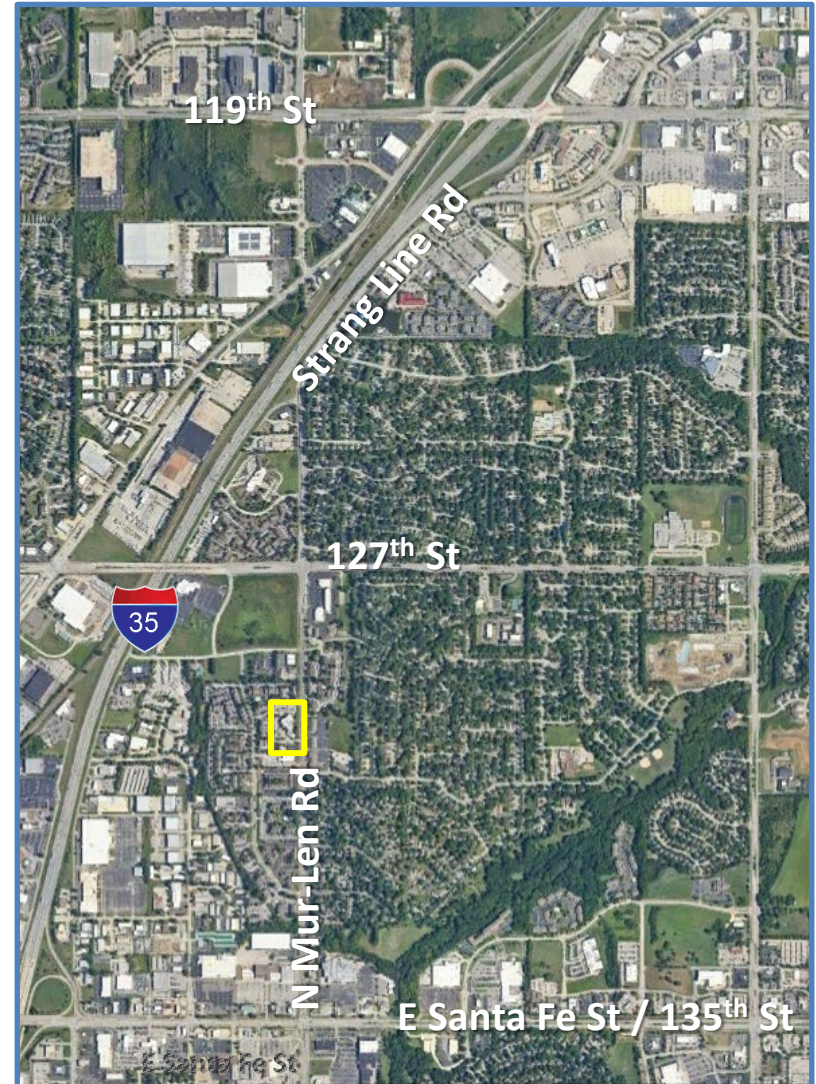
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2024 Demographics	1 mile	3 miles	5 miles
Population	11,428	97,757	212,171
Households	4,595	37,879	79,857
Average HH Income	\$84,672	\$111,648	\$129,355



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