

Rubenstein REAL ESTATE CO., LC

4400 Shawnee Mission Parkway, Suite 209
Fairway, KS 66205
913-362-1999 | www.rubensteinre.com

INVESTMENT PROPERTY FOR SALE

115 E. Park Street,
Olathe, Kansas 66061

3 STATE OF KANSAS OCCUPIED CONDO UNITS FOR SALE

NEW PRICE



RECENT 10 YR RENEWAL OF CREDIT TENANT

OFFERING MEMORANDUM

DWIGHT MEDBERY, III
RUBENSTEIN REAL ESTATE

913-312-0809 (DD)
816-695-5788 (M)

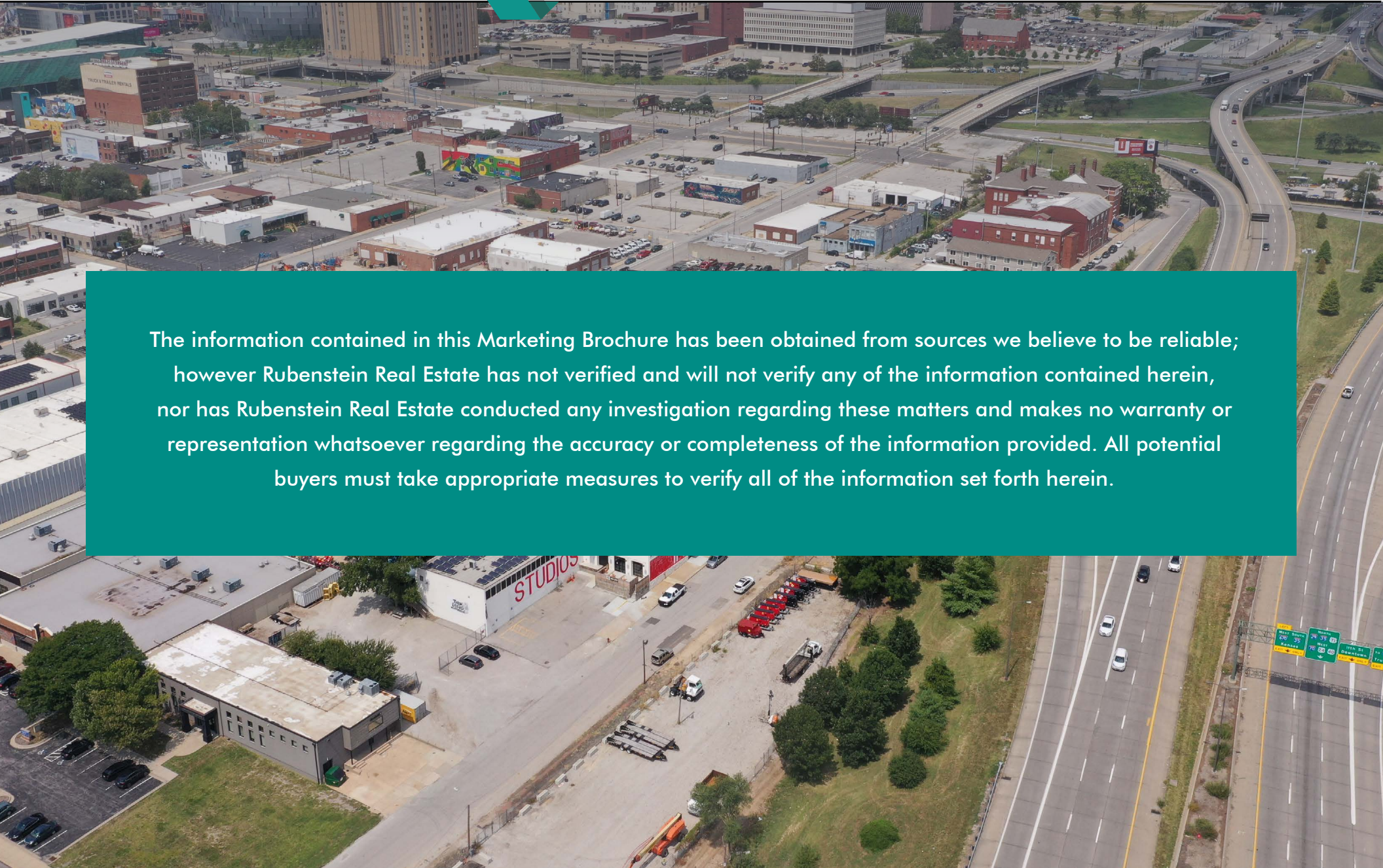
dmed@rubensteinre.com

4400 Shawnee Mission Pkwy, Suite
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EXECUTIVE SUMMARY

The Property is part of a 15,856 SF Building (Condo), **consisting of 3 units totaling 9,700 USF of Office Space, currently 100% leased to the Tenth Judicial District Office (State/Government Lease); a recently renewed 10 YR Lease. A 30 Second WALK to the Johnson County Courthouse!**

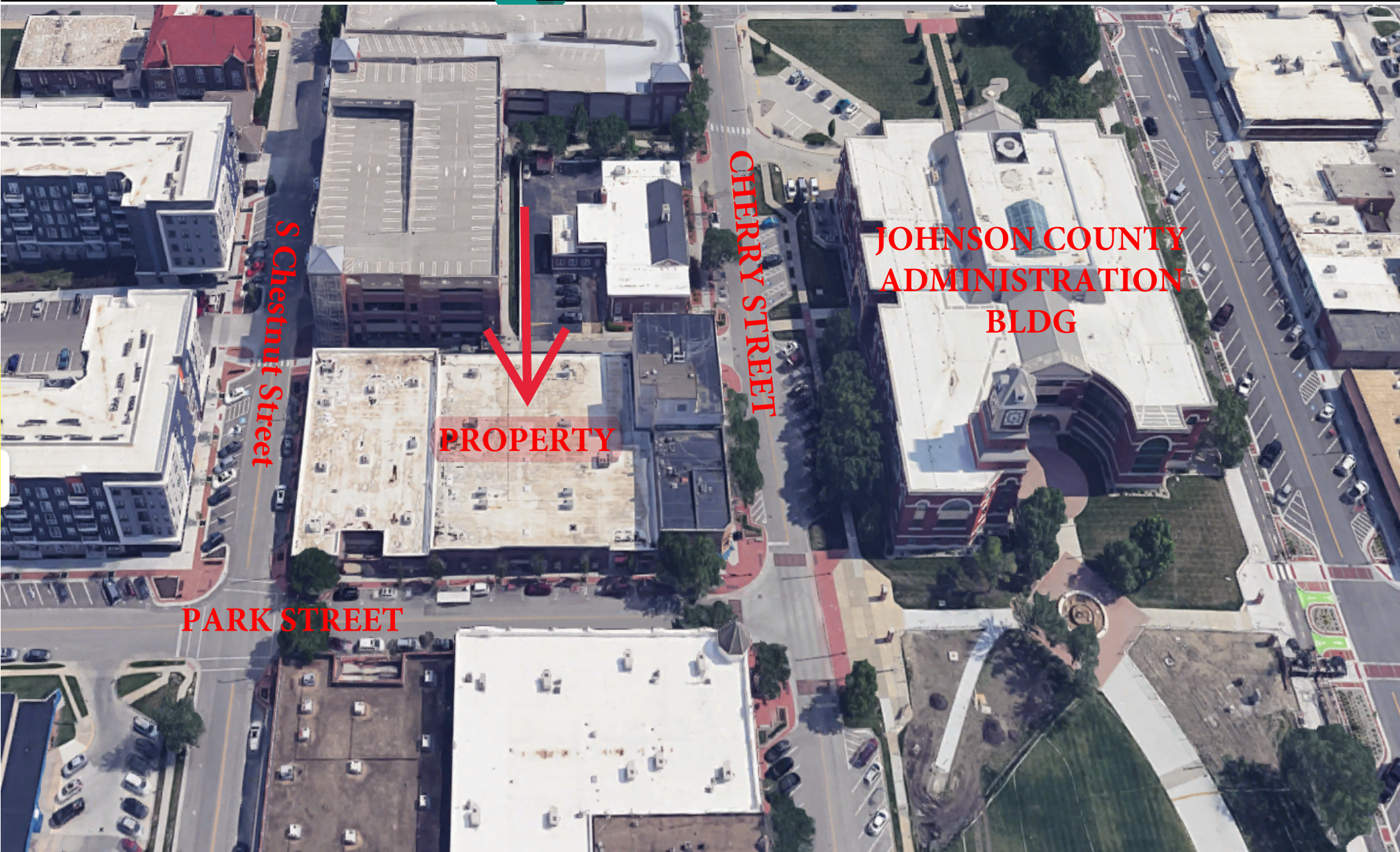
ADDRESS	115 E. Park Street, Olathe, Kansas 66061
PARCEL #	559300000U91, 559300000U05, 559300000U04
BUILDING SIZE (ENTIRE CONDO/BLDG)	15,856 SF
PARCEL SIZE	NA
TENANT SPACE:	9,700 Leasable
YR 1 CAP RATE	7.5 % (Rent increases 3% Annually)
CEILING HEIGHT	9' AFF
CONSTRUCTION:	Masonry Block/Brick
NEW PRICE:	\$1,500,000
ZONING:	C-2 General Commercial
PARKING	AMPLE STREET AND GARAGE
2023 REAL ESTATE TAXES	\$20,041



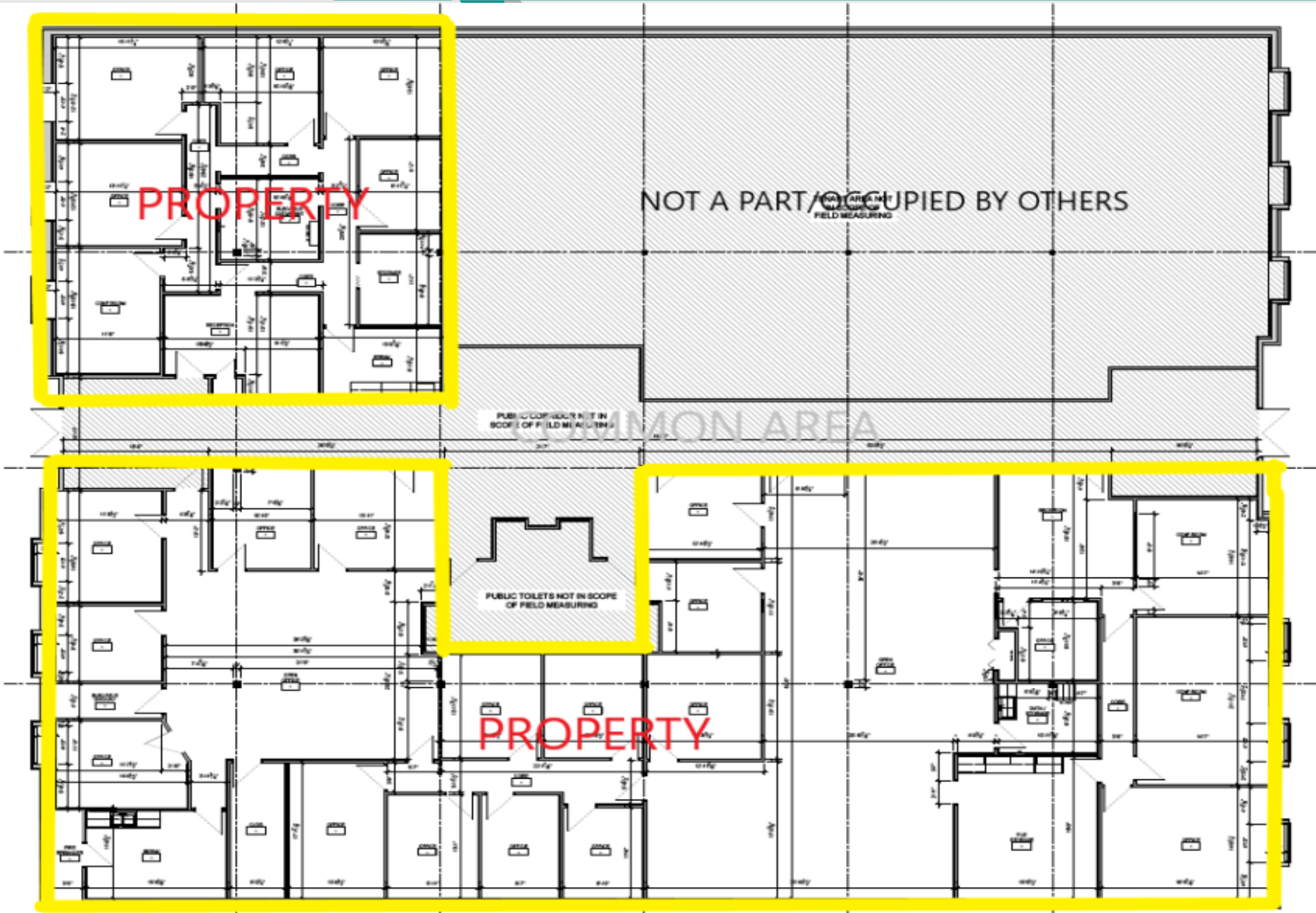
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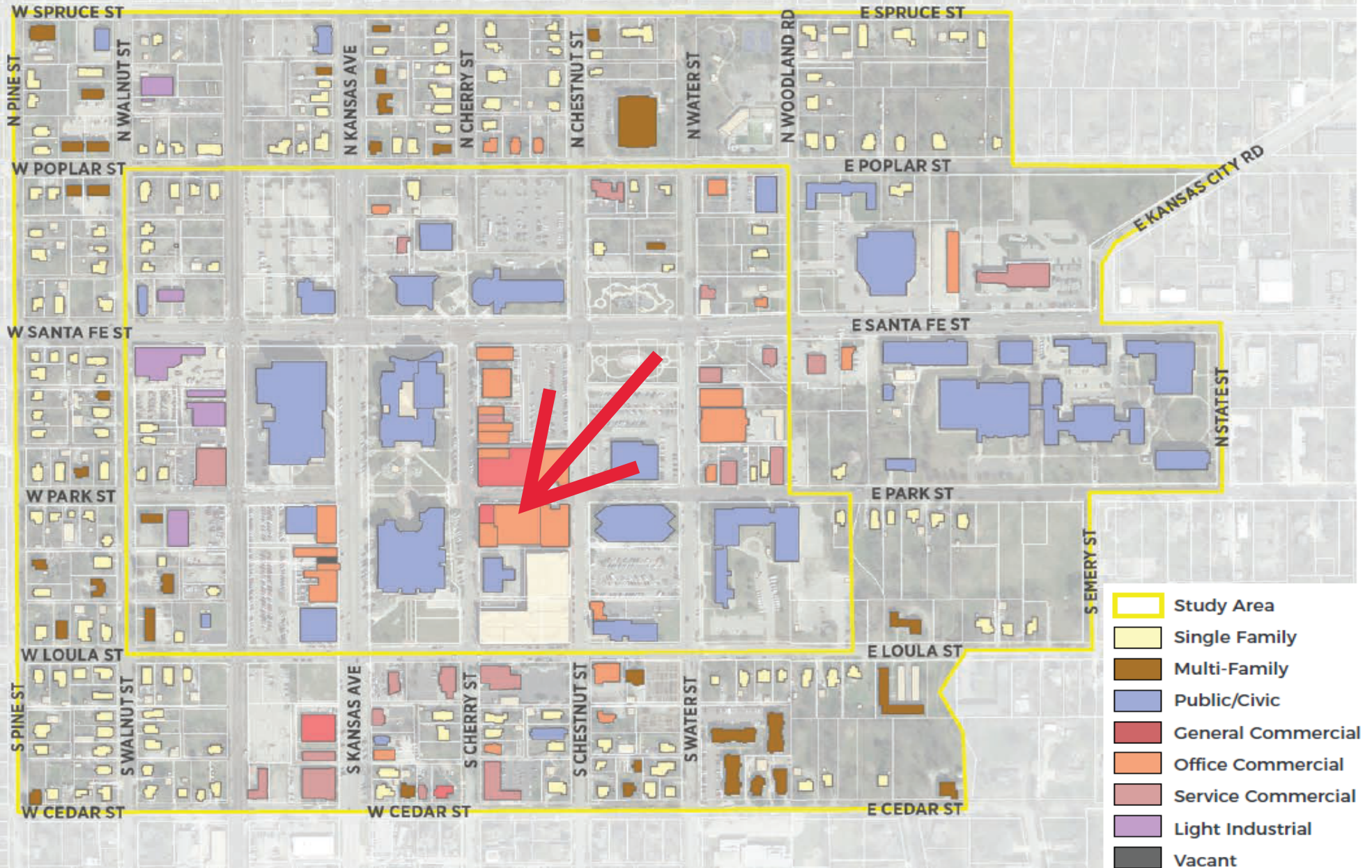
BUILDING AERIAL



BUILDING PLAN



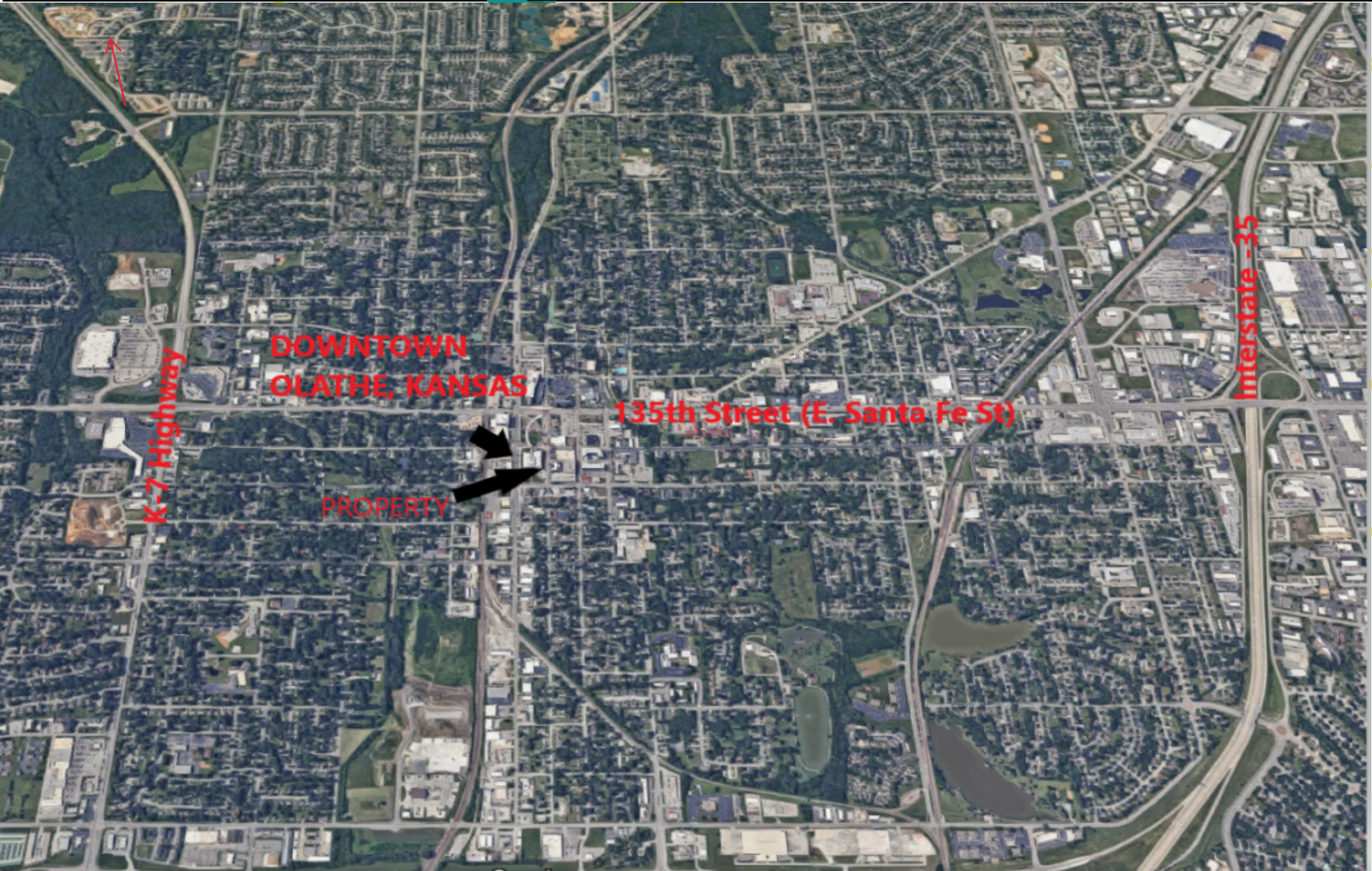
DOWNTON OLATHE MAP



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TRANSPORTATION AERIAL



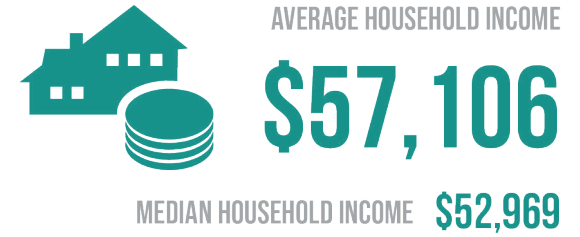
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KANSAS CITY METRO AREA DEMOGRAPHICS



MEDIAN AGE
33.9



HIGH SCHOOL GRADUATE



BACHELOR'S OR HIGHER



TOTAL EMPLOYEES (1 MILE)

UNEMPLOYMENT RATE



WHITE COLLAR **78%** BLUE COLLAR **14%**
SERVICES **8%**



BUSINESS

TOTAL BUSINESSES
(1 MILE)
2,610

Largest Companies in Kansas City:



About Kansas City

Located in the heart of America, the Kansas City, Metropolitan Area is an astonishing ethnic and culturally diverse city infused with flavors, traditions and languages that make Kansas City a true melting pot. Kansas City is well known for its contributions to the musical styles of jazz and blues as well as to cuisine, specifically, Kansas City-style barbecue. With over 200 fountains it has earned the nickname, "City of Fountains," and claims to have the second most in the world, just behind Rome. The city also has more boulevards than any city except Paris and has been called Paris of the Plains. Many universities, colleges, and seminaries are located in the Kansas City metropolitan area, including the University of Missouri–Kansas City, Rockhurst University and Kansas City Art Institute among others.

THE OLATHE ADVANTAGE

Whether it's to live, work, learn, shop or play, you are sure to enjoy the many big city adventures and small-town escapes that Olathe has to offer. With a population of more than 130,000, Olathe is one of the fastest growing cities in the nation (U.S. Census). The community is the state's fifth largest city and a suburb of the Kansas City MSA.

Despite its phenomenal growth, it retains a hometown flavor with a quality of life second to none. In fact, it has been ranked as among the "Best Cities" in which to live (Money and Forbes magazines and RelocateAmerica.com). Citizen responses to surveys (Direction Finder) rank Olathe among the top performing cities in the region in resident satisfaction.

Ask Olatheans why they choose to live in this community, and they will cite many of the following reasons:

- Nationally recognized schools
- Safe, friendly, affordable neighborhoods
- An excellent business and industrial climate
- Outstanding stores, restaurants, hotels, and other businesses
- Abundant parks, recreational, and sports opportunities
- Attractions that range from historic to cultural and retail
- Proximity to Kansas City and all the amenities it has to offer.
- Transportation systems and a central location that make Olathe easily accessible by highway, air, and rail
 - Great accessibility to Kansas City via Interstates 35 and 435, U.S. Highways 56 and 169, and state Highways K-7, K-10, and K-150
 - Santa Fe and Burlington Northern main lines and located near the new BNSF Intermodal facility
 - Near Johnson County Executive Airport and New Century AirCenter
 - An easy 45-minute drive to Kansas City International Airport
- A high-tech community. Olathe was chosen by Google Fiber to deploy an ultra-high-speed, fiber-to-the-home network in the city

You will find that Olathe is one of the most vibrant communities in the metropolitan area. We invite you to discover all Olathe has to offer!



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