

# INVEST COMMERCIAL REAL ESTATE, LLC

Industrial, Office, Retail & Investment - Leasing & Sales



## BRADFORD FALLS

**21,787sf FOR SALE**

**Dance, Yoga, Pilates,  
Dentist/Medical Office,  
Co-Work, PT Space**

**12710 S. Pflumm Rd. 21,787sf**  
Olathe, KS 66062 **\$2,941,245 (\$135/sf)**

Size	Suite #	Rate/sf
3,034sf	#210	\$18.00/sf FS Dentist
6,937sf	#104	\$12.00/sf NNN Dance

NNN Charges: \$7.75/sf Estimated



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[www.INVESTCRE.com](http://www.INVESTCRE.com)

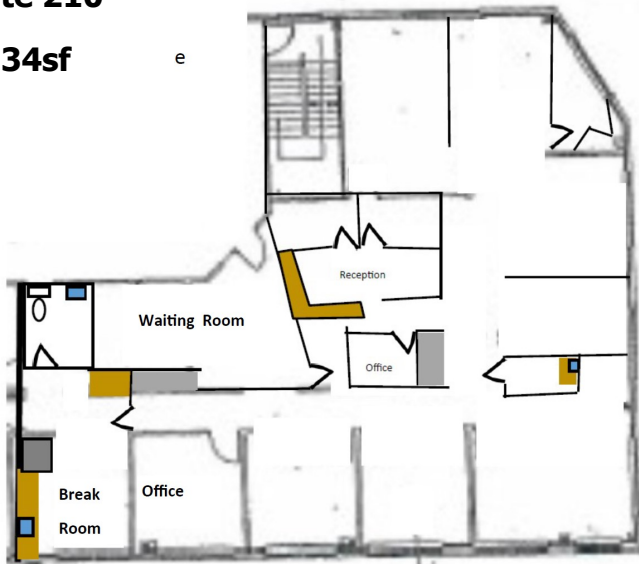
12705 Pawnee Lane, Leawood, KS 66209

## **Bradford Falls—Floor Plans**

12710 Pflumm Rd.  
Olathe, KS

### **Suite 210**

**3,034sf**



**Former Dentist Office**

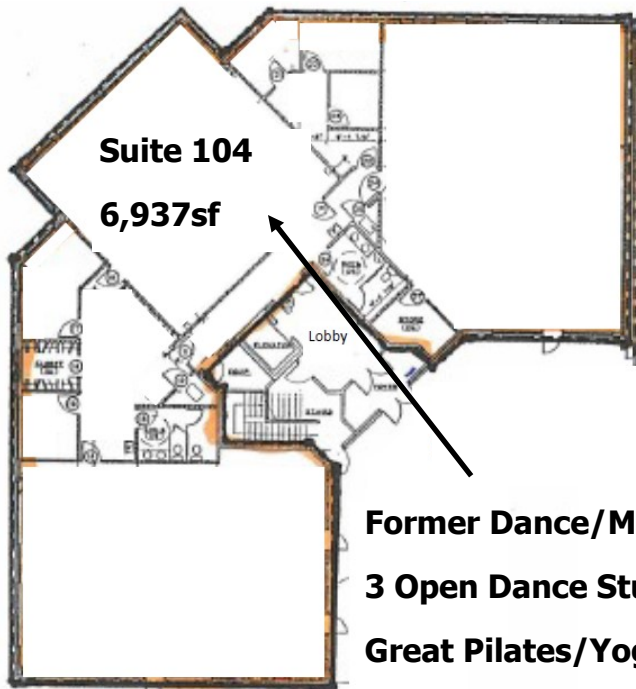
**Great Medical Office Suite**

**Lots of Windows**

**6 Operatories & Lab Areas**

**Waiting Room**

**Private Office & Break Room**



### **Suite 104**

**6,937sf**

Lobby

**Walk-up 1st Floor**

**Building Signage**

**Great Windows**

**Former Dance/Music Studio**

**3 Open Dance Studios**

**Great Pilates/Yoga/PT**



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Aerial View

**Bradford Falls Mixed-Use Office Retail Center**

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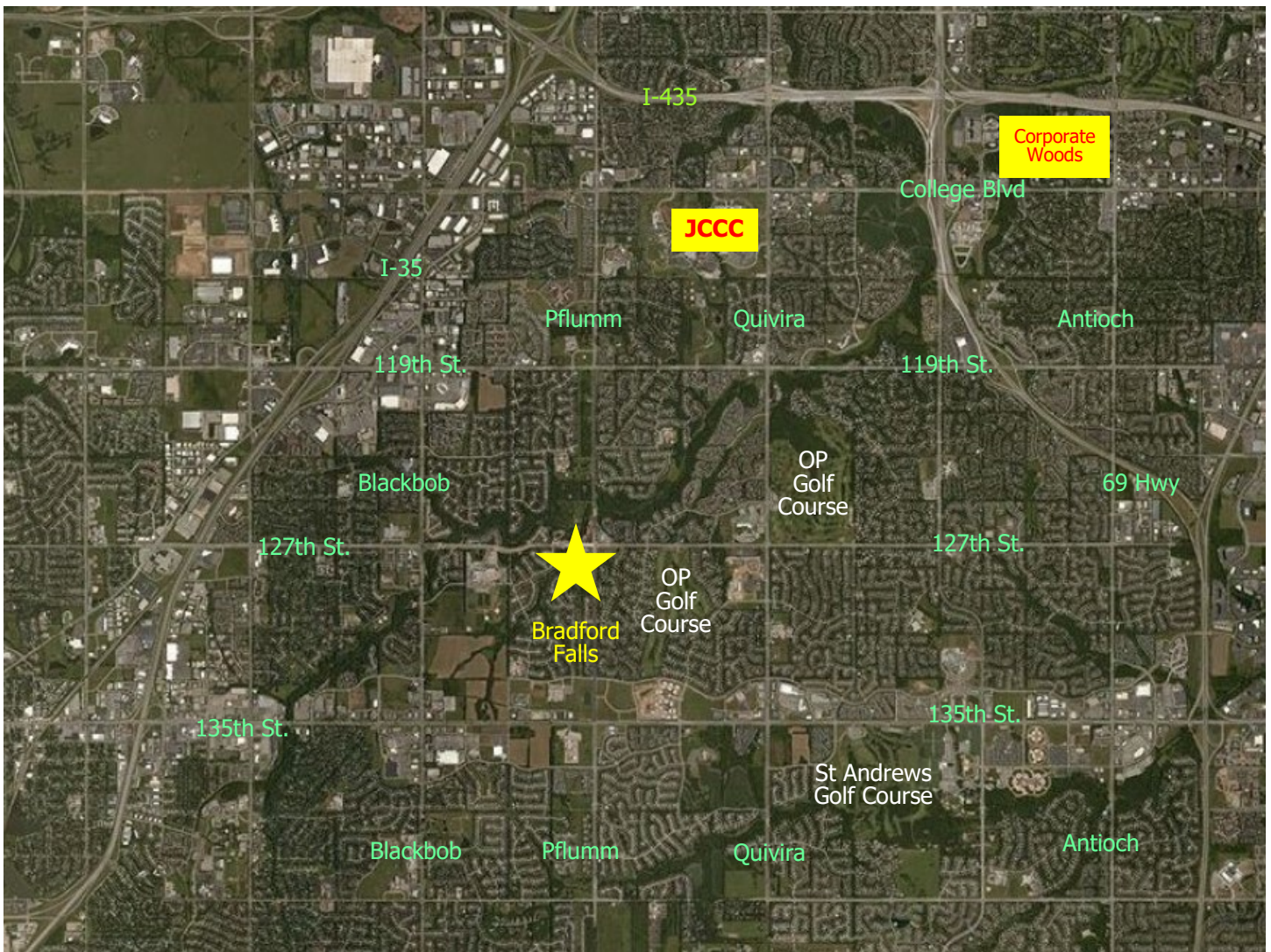
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Aerial View

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