



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



PROPERTY HIGHLIGHTS

- Medical office building with complementary tenant mix.
- Less than a 5-minute drive time to access I-35. Two access points off Mur-Len Rd.
- Two covered entrances for easy vehicle drop off.
- 5/1,000 parking ratio.
- Common areas updated in 2022/23 as well as several new HVAC units.
- 2,600 SF Vacancy provides good upside through leasing – one of best spaces in bldg.
- Recent renewals/expansions signal tenant commitment to property.

PRICE: \$3,265,000 (\$103/RSF) – 7.9% Cap

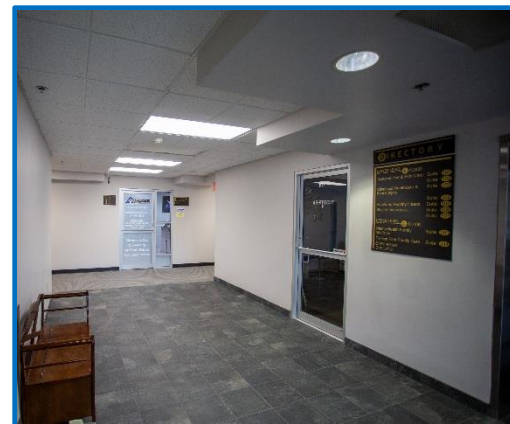
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PROPERTY PHOTOS



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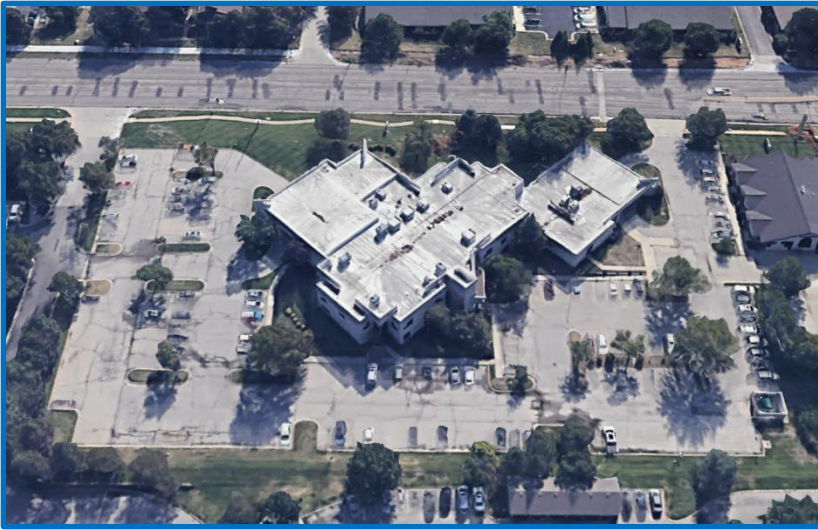
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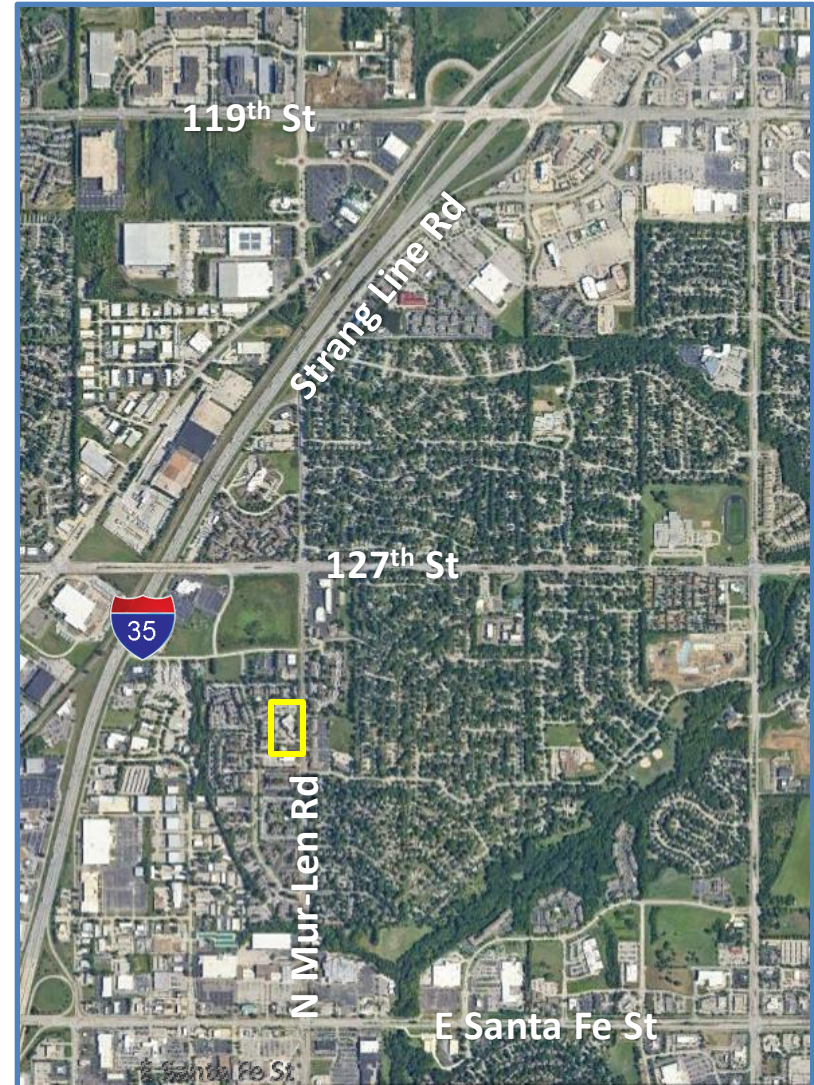
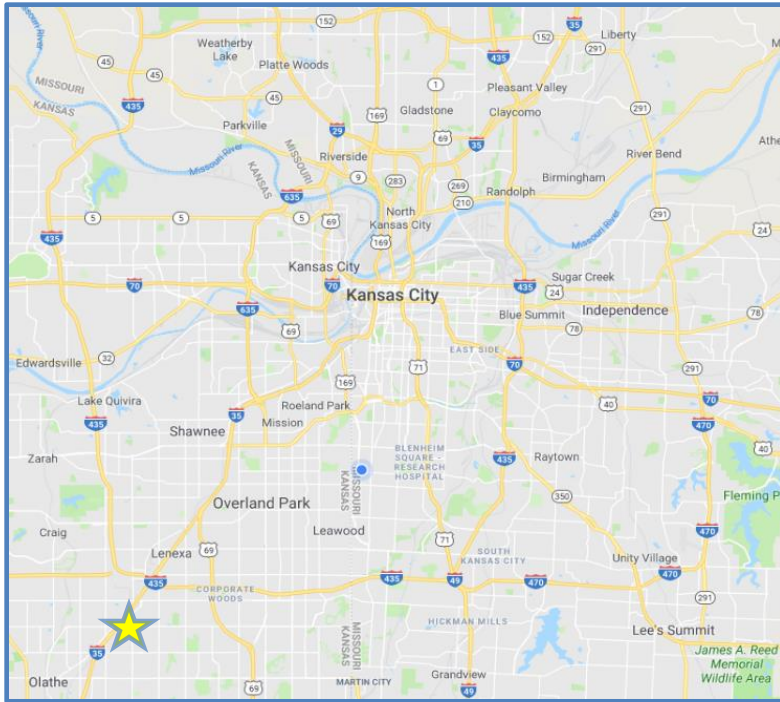
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2023 Demographics	1 mile	3 miles	5 miles
Population	11,428	97,757	212,171
Households	4,595	37,879	79,857
Average HH Income	\$84,672	\$111,648	\$129,355

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