

## Executive Summary

NW Corner of 127<sup>th</sup> and Kansas City Road, a Retail / Office opportunity Zoned CP-2 in the heart of Olathe, Kansas. This great looking 18,392 square foot well-maintained commercial building at 1740 E. Harold Street on 2.37 acres is ideally suited for multi-tenant use was originally built with utilities for 4 tenants.

This high visibility, high traffic count property offers a functional, open layout with few walls and 18+ foot ceiling height can be easily converted. Lightly used building as retail appliance store has large windows and multiple glass front doors provide excellent natural light throughout, creating an inviting and productive work environment.

Constructed in 2008 with durable, all masonry low-maintenance materials, the building presents a strong professional image while minimizing ongoing capital expenses. Its strategic location provides convenient access to major corridors, allowing seamless connectivity throughout the Kansas City metro.

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## Property Overview

- **Address:** 1740 E. Harold Street, Olathe, KS
  - **Property Type:** Office / Commercial
  - **Building Type:** Single-Tenant or Multi-Tenant Potential
  - **Occupancy:** Negotiable / Currently occupied by Owner
  - **Condition:** Well-Maintained
  - **Parking:** Ample On-Site Parking
  - **Construction:** Low-Maintenance Exterior
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## Key Features

- Ideal for Retail, Medical Therapy related, Office, Tech
- Customize space to your business operations
- Low Maintenance Exterior
- High Visibility
- Sprinkled Interior
- Flexible layout
- Strong natural light throughout
- Professional image for client-facing businesses
- Efficient floor plan suitable for multiple industries
- Excellent owner-user opportunity to control occupancy costs

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## Investment Highlights

- Strong demand for small-to-mid-size office / retail in Johnson County
- Opportunity to lease to professional tenants
- Potential for multi-tenant configuration
- Low capital expenditure asset
- Stable long-term hold in high-income submarket

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## Location Overview

Located in a well-established commercial area of Olathe, the property benefits from proximity to residential neighborhoods, retail services, and major traffic corridors. The site offers convenient access to key routes including I-35, Santa Fe Street, 119<sup>th</sup> Street and other primary east-west connectors.

This strategic positioning supports both employee accessibility and client convenience, making it an ideal setting for a wide range of professional or retail users.

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## Suggested Uses

- Retail
- Professional Office
- Medical / Therapy
- Insurance / Financial Services
- Legal Office
- Consulting / Tech Services

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## Broker Contact

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