

WHITE PROFESSIONAL BUILDING

10,176 SQ FT | \$895K

13010 White Ave
Grandview, Missouri



PROPERTY HIGHLIGHTS

- High Traffic Count Location on I-49 and Main St in Grandview, Missouri
- Excellent Opportunity for Owner-user or Value-add Investor
- Ample On-Site Parking
- Significant Income Upside by Filling Two Vacant Suites and Signing New NNN Leases
- Low-maintenance Single-story Building Currently Configured as Six Office Suites
- All Utilities Sub-metered and Paid by Tenants



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THE OPPORTUNITY

The White Professional Building is a versatile 10,176 square foot office property currently setup as six suites ideally suited for medical and professional services. The building benefits from excellent visibility and high traffic location on the major throughfare of Main Street in Grandview just off I-49.

The property includes ample on-site parking and the two vacant suites already have desirable buildouts. The 3,600 sf suite A is setup as a medical office and used by a pediatrician's office with 12 private offices/exam rooms, a lobby and office area, kitchen, and bathrooms. The 2,000 suites E & F are setup as offices for a transportation company.

Current ownership is not billing the NNN to tenants but it is standard in the market and can easily be added on new leases at ~\$3.8/SF. All tenants are currently month to month giving the owner ultimate flexibility following the purchase. The office exterior could use sprucing up on the exterior appearance and then some fresh leases.

Grandview's strategic location offers convenient access to I-49, major employers, retail corridors, and residential neighborhoods. The area continues to attract professionals and businesses seeking affordable, well-located office space south of Kansas City with regional connectivity.

This is a rare opportunity to acquire a value-add office in a growing suburban market with immediate income and leasing potential. Perfect for owner occupants to run their business out of using a 10% down SBA loan!



UNIT MIX

SF Rentable Space	Market Rent	Current Average SF
8,650	\$11.50	\$10.75

AMENITIES AND FEATURES

- Six Large, Flexible Office Suites
- On-site Parking Lot
- High Traffic Corridor for Visibility
- Single-story Professional Office Layout
- Ideal for Owner-user or Multi-tenant Investor

THE VALUE ADD PLAY

Lease the vacant suites to reach 100% occupancy. Perform targeted cosmetic improvements on the building exterior to maximize lease up desirability. Offset the cost of a medical office or running a business by owner-occupying one of the suites and financing with an SBA loan.

WHAT WE LOVE ABOUT THE PROPERTY

Exceptional high traffic location, ample on-site parking, solid single story 1980s construction and desirable buildouts in place for the two vacant suits. Perfect for an investor or owner user.

PROPERTY CHALLENGES

Current management is not collecting tenant billbacks and has all tenant leases are month to month. Start billing back expenses on new leases, lock in tenants with longer leases, and keep up appearance of building. Building requires selective cosmetic updates to attract premium tenants and rental rates.

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13010 White Ave Grandview, Missouri



I-49
Annual Average Daily Traffic
101,423

Main St
Annual Average Daily Traffic
11,817

**White Professional
Building**

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Top Employers	# of Employees
T-Mobile	6,300
Shawnee Mission School District	3,974
Blue Valley School District	3,313
Black & Veatch Engineering Consultants	2,649
Johnson County Community College	2,377
OptumRx	2,000
Waddell & Reed Financial	1,350
Overland Park Regional Medical Center	1,200
City of Overland Park	1,142
Empower Retirement	1,000



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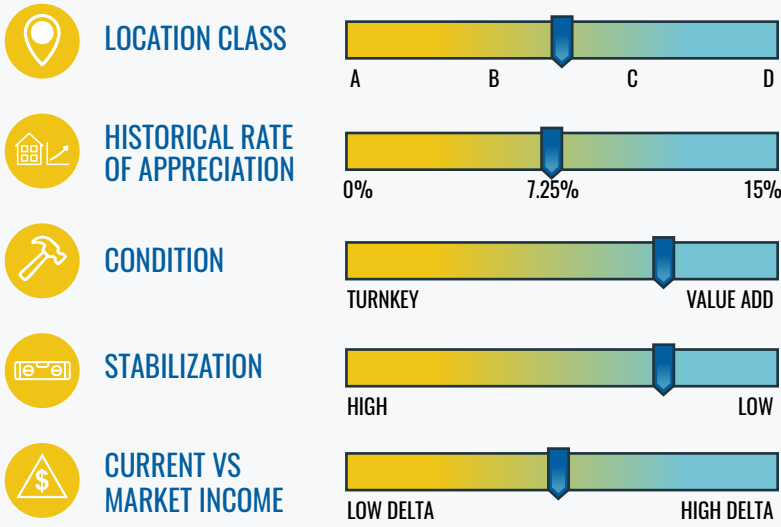
EXPENSE SUMMARY

-  **ELECTRIC**
SUB METERED, TENANTS PAY
-  **GAS**
SUB METERED, TENANTS PAY
-  **WATER**
SUB METERED, TENANTS PAY
-  **TRASH**
DUMPSTER, LANDLORD PAYS
-  **INSURANCE**
LANDLORD, NOT CURRENTLY BILLED BACK TO TENANT
-  **PROPERTY TAX**
LANDLORD, NOT CURRENTLY BILLED BACK TO TENANT
-  **COMMON AREA MAINTENANCE (SNOW/LANDCAPE)**
LANDLORD, NOT CURRENTLY BILLED BACK TO TENANT



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Lutz Sales + Investments is a boutique commercial real estate brokerage specializing in **multifamily and small investment property sales throughout the Kansas City region.** The firm has become synonymous with multifamily transactions in the local market, representing investors across a wide range of acquisition and disposition strategies.

The Lutz team has successfully brokered **more than half a billion in real estate transactions across more than 500 investment property sales**, with a primary focus on multifamily assets ranging from **2–75 units**. The firm has consistently ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume**, while also achieving a **Top 5 ranking in multifamily transaction volume**, including a **#4 position in the market for multifamily sales**.

Through its deep understanding of Kansas City's investment landscape and an extensive network of owners, investors, lenders, and industry professionals, Lutz Sales + Investments provides clients with **strategic guidance, access to off-market opportunities, and comprehensive representation throughout the investment process.**

AGENT BIOS



MICHELLE LUTZ

FOUNDER
& MANAGING PARTNER

Michelle Lutz is the founder and managing partner of Lutz Sales + Investments and one of the **most active multifamily investment brokers in the Kansas City market**. Over the course of her career, she has completed **more than 500 real estate transactions totaling over half a billion dollars in closed sales**, advising investors on acquisitions, dispositions, and long-term portfolio strategies.

Michelle has been recognized by the **Kansas City Business Journal** as a **“Heavy Hitter” commercial real estate broker for five consecutive years** and has consistently ranked among the **Top 5 multifamily brokers in Kansas City**, most recently achieving the **#4 position for overall multifamily transaction volume in the market**. Under her leadership, Lutz Sales + Investments has also ranked among the **Top 20 commercial real estate brokerages in Kansas City by total transaction volume**.

Widely regarded as a **leading specialist in small- to mid-sized multifamily properties**, Michelle works closely with high-net-worth individuals, private investors, and boutique investment funds seeking opportunities in the Kansas City market. Through her extensive network of private owners and industry relationships, she frequently provides clients access to **exclusive off-market opportunities**.

As a **long-time multifamily investor herself**, Michelle brings an owner's perspective to every transaction and regularly advises clients on **1031 exchanges, value-add acquisitions, portfolio dispositions, and long-term wealth building through multifamily real estate**.

Michelle's disciplined focus on the small- to mid-market multifamily sector has positioned her as one of the **most active and trusted investment property advisors in the Kansas City market**.



LEE RIPMA

MULTIFAMILY
INVESTMENT ADVISOR

Lee Ripma is a real estate advisor specializing in **multifamily investment properties throughout the Kansas City market**. Known for her analytical approach and investor-focused perspective, Lee helps clients identify and evaluate high-quality investment opportunities while building long-term wealth through real estate.

Combining data-driven analysis with her own experience as a **multifamily investor**, Lee assists clients with underwriting opportunities, acquisition strategies, and portfolio growth. She has helped numerous investors better understand the fundamentals of successful multifamily investing in the Kansas City market.

Originally from California, Lee began investing in Kansas City real estate in **2017 while living out of state**, eventually relocating to pursue multifamily investing and brokerage full-time.

Lee holds a **Master's degree in Biology from San Diego State University** and a **Bachelor's degree in Ecology from Prescott College**. She has been featured on several real estate platforms and podcasts, including **BiggerPockets** and the **Joe Fairless Real Estate Podcast**, where she shares insights on multifamily investing and market opportunities.



DISCLAIMER:

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination of investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Lutz Sales + Investments and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein. Lutz Sales + Investments and/or its agents do not guarantee the accuracy of any stated age or condition, room measurements, square footage, applicable zoning, land use restrictions, legal unit count, and current and future property tax assessments.

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