



Offering Memorandum | Single-Tenant | NNN Leased | Industrial

601 N. Lindenwood Drive Olathe, Kansas

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Offering Summary

On behalf of Ownership, Colliers is pleased to present to qualified investors the opportunity to acquire 601 N. Lindenwood Drive, Olathe, Kansas.

- 18,750 SF single-tenant building
 - 4.21/1,000 SF parking ratio
- 100% leased to Rivian Automotive Inc (NASDAQ: RIVN) as a service and demonstration center
- Infill Johnson County location with immediate access via I-35/Santa Fe Road
- 2019 construction with Class A office finish
- Lease Term: 3.5± years remain
- Continued Tenant Commitment:
 - Tenant recently exercised first (of two) 3-year fixed-rate options to renew
- Lease Type: NNN
 - Landlord Responsibilities: Structural repairs/ replacement; HVAC replacement
- Low Vacancy Submarket: 3.3% for competitive set
- Substantial discount to replacement cost
- Current NOI: \$246,085.20
- Annual Rent Increases: 2.0%
- Sale Price: \$3,515,503
- Year 1 Cap Rate: 7.0%

Building Specifications

Total Building Size

18,750 SF

- Office: 2,168 SF

Land Area

2.13 acres

Zoning

M-2

Year Built

2019

Clear Height

21'-24'

Loading

4 drive-in doors (12'x14')

Roof

Single-slope standing seam metal R-30

Electric

800 amps

Construction Type

Steel frame, insulated metal, masonry façade

Sprinkler System

Wet

HVAC

50% of warehouse is fully air conditioned

Floor Thickness

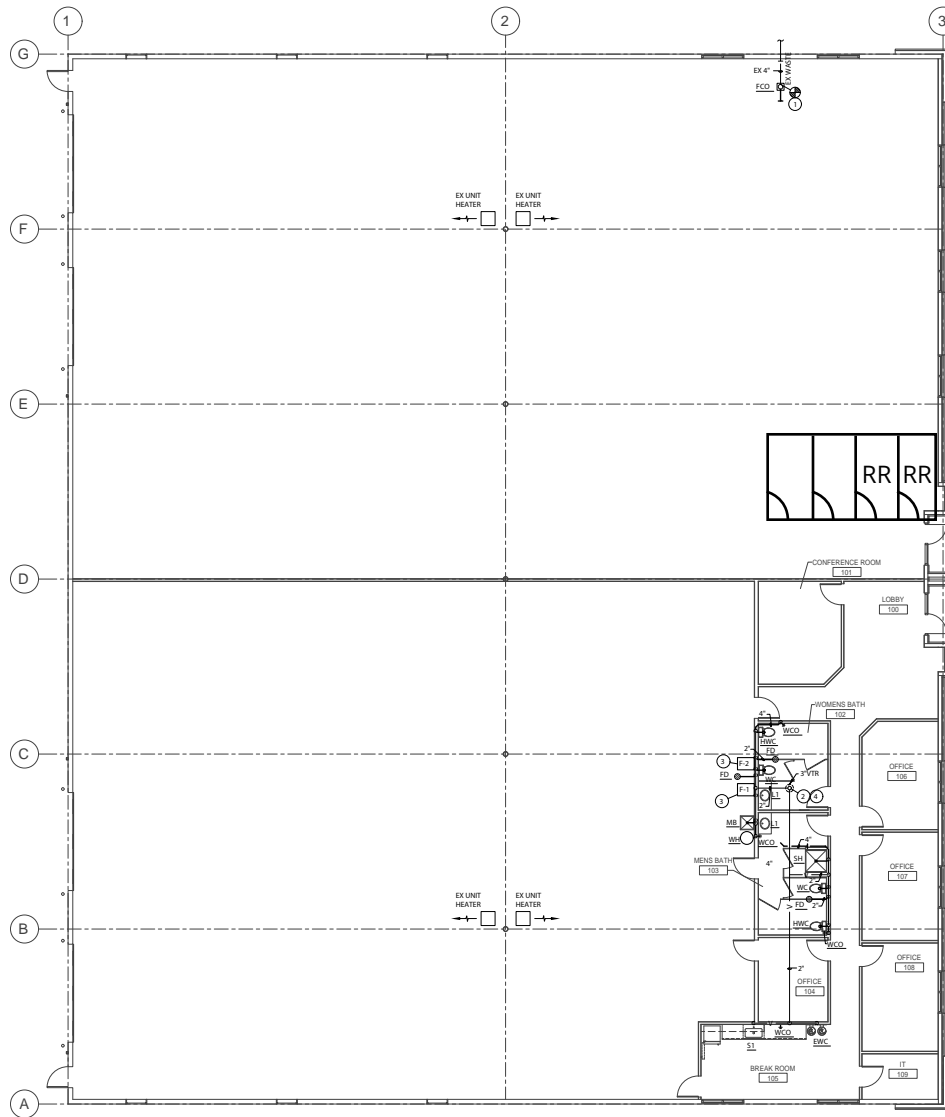
6" reinforced concrete slab

Parking

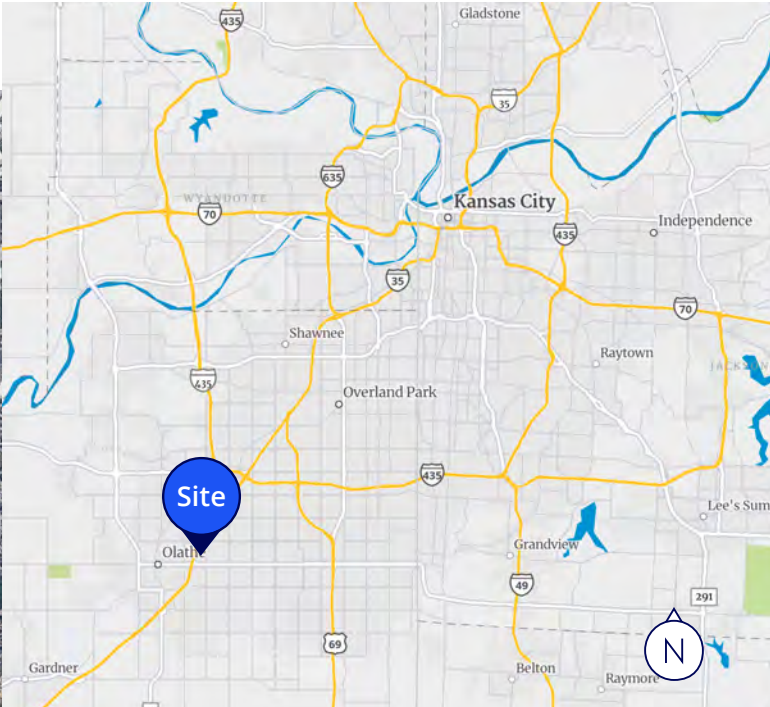
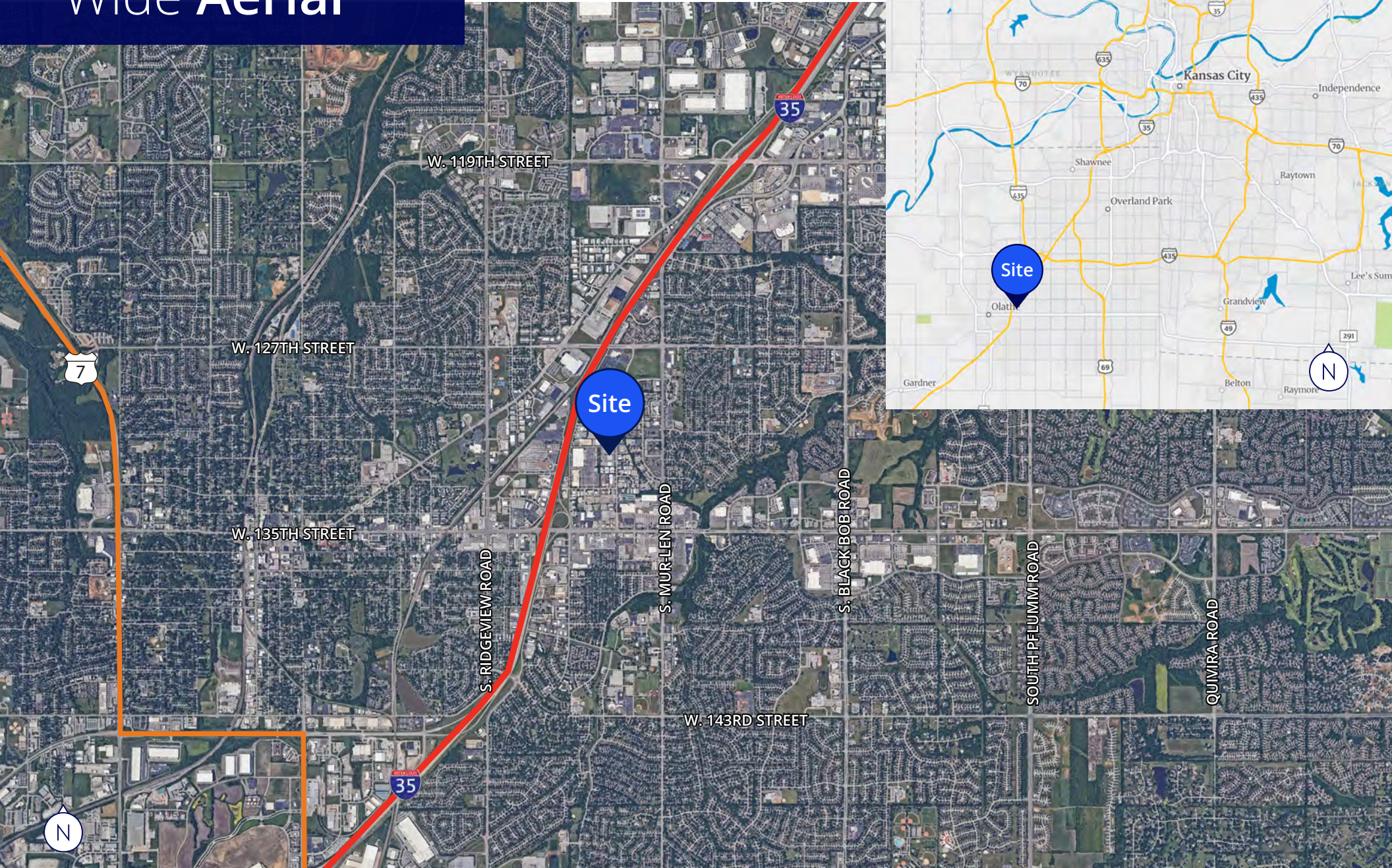
79 striped spaces (4.21/1,000 SF)



Floor Plan



Wide Aerial



Tenant Overview

Rivian Automotive Inc.

Rivian (NASDAQ: RIVN) is an American automotive technology company that develops and manufactures category-defining electric vehicles as well as vertically integrated technologies and services. Through innovation across its electrical architecture, end-to-end software, autonomous driving platform, artificial intelligence and propulsion, the company creates vehicles that excel at work and play while accelerating the global transition to zero-emission transportation and energy. Rivian vehicles are manufactured in the United States and are sold directly to consumer and commercial customers. Whether taking families on new adventures or electrifying fleets at scale, Rivian vehicles all share a common goal — preserving the natural world for generations to come.

Rivian remains focused on scaling the company's commercial and service infrastructure to help drive brand awareness in preparation for the launch of R2 in the second quarter of 2026. The company now has 36 spaces, complemented by 97 service locations. In addition, Rivian has nearly 700 mobile service vehicles that carry out the majority of service appointments at a location convenient for its customers. In 2025, Rivian reported \$5.38 billion consolidated revenues, compared to \$4.97 billion for the full year 2024, an 8 percent year-over-year increase.





Johnson County Industrial

Johnson County continues to be one of the most active and attractive submarkets in the metro for both flex and industrial real estate. Based on growth opportunity, location, and current demand, Johnson County continues to command the highest rents in the metro. Johnson County is a suburban submarket known for its high-quality concentration of industrial buildings along the I-35 corridor. Most of the industrial buildings in Johnson County are newer-aged product compared to the overall inventory of the Kansas City metro. Johnson County currently has approximately 90.39 million square feet of industrial inventory and an additional 5.40 million square feet of flex space. The Johnson County submarket is very active based on the ideal location and close proximity to the new BNSF intermodal situated in the southwest portion of the submarket. Several industrial parks located throughout Johnson County remain epicenters of activity to meet the current levels of warehousing and distribution demands.

Johnson County ended Q1 2026 with a total vacancy rate of 5.3%. Johnson County has recorded 1.02 million square feet of positive net absorption during Q1 2026, and a total of 3.4 million SF throughout 2025. Construction activity within Johnson County remains robust with 2.31 million square feet under construction, and 7.91 million square feet delivered in 2025.

Johnson County's industrial pipeline remains highly active. The first quarter saw the completion of two speculative industrial buildings at New Century Commerce Center and Lenexa Logistics South, delivering approximately 554,915 square feet of new space. Looking ahead, seven speculative developments totaling 2.18 million square feet are currently under construction throughout Johnson County. These projects range from 65,000 to 650,000 square feet.

Leasing activity around the Kansas City metro remained strong throughout Q1 2026, with more than 2.5 million square feet of new deals completed across the market. Johnson County continued to be the most active submarket.

Demand for spaces comparable to 601 N. Lindenwood Drive — particularly newer construction, Class A, and single-tenant facilities — remains strong, with vacancy levels consistently below the broader industrial market. Limited availability of infill development sites, coupled with elevated construction costs for similar sized buildings, continues to position 601 N. Lindenwood Drive with a distinct competitive advantage.

Competitive Set Stats

(10,000-30,000 SF Buildings in Johnson County)

INVENTORY

711 Buildings

16,826,386 SF

VACANCY RATE

3.3%

ACTIVE CONSTRUCTION

1 Building: 24,000 SF

Offering Memorandum

601 N. Lindenwood Drive

Olathe, Kansas



Accelerating success.

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