

FOR SALE OR LEASE: OFFICE SPACE

# 2020 W 89TH STREET

LEAWOOD, KS 66206



# PEAK

## Real Estate Partners

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## PROPERTY HIGHLIGHTS:

- 68,333 +/- square foot office building built in 1991
- Owner/user opportunity
- Excellent highway access – 435 via State Line 2 miles
- Within walking distance to the Ward Parkway Shopping Center & Restaurants
- Professionally third party managed with well capitalized ownership
- **Vacancies:**
  - **First floor: 3,410 RSF - \$24.50/PSF**
  - **Second floor: 33,000 RSF - \$18.50/PSF**
  - **Third floor: 7,414 RSF - \$24.50/PSF**
- **Sale Price: \$8,250,000 - \$120/PSF**
- 5/1,000 parking with additional covered parking available

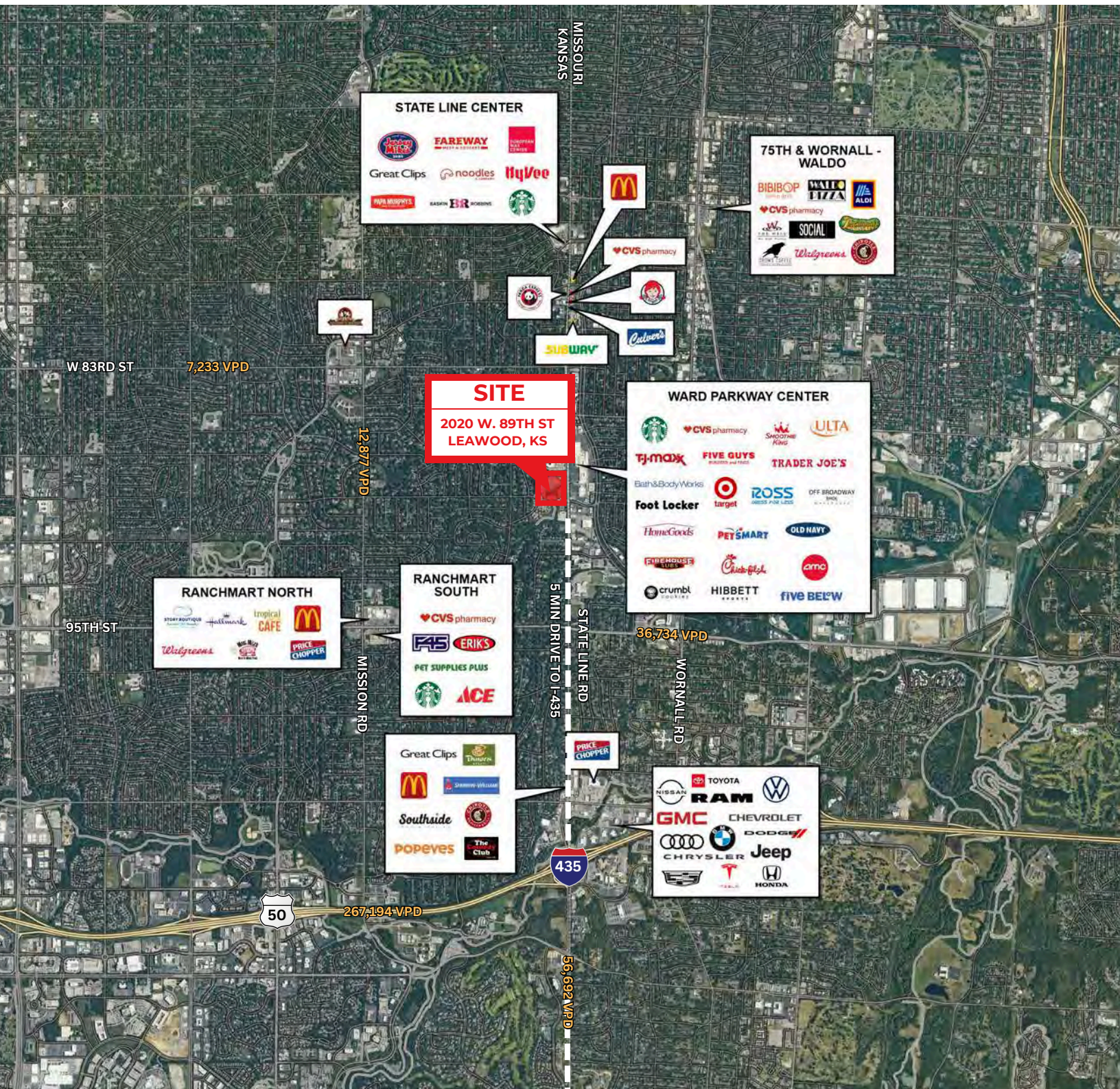
8700 State Line Road, Suite 300  
Leawood, KS 66206

# PROPERTY AERIAL

2020 W. 89TH STREET



Real Estate Partners



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2020 W. 89TH STREET



**SITE**  
2020 W. 89TH ST  
LEAWOOD, KS

### WARD PARKWAY CENTER

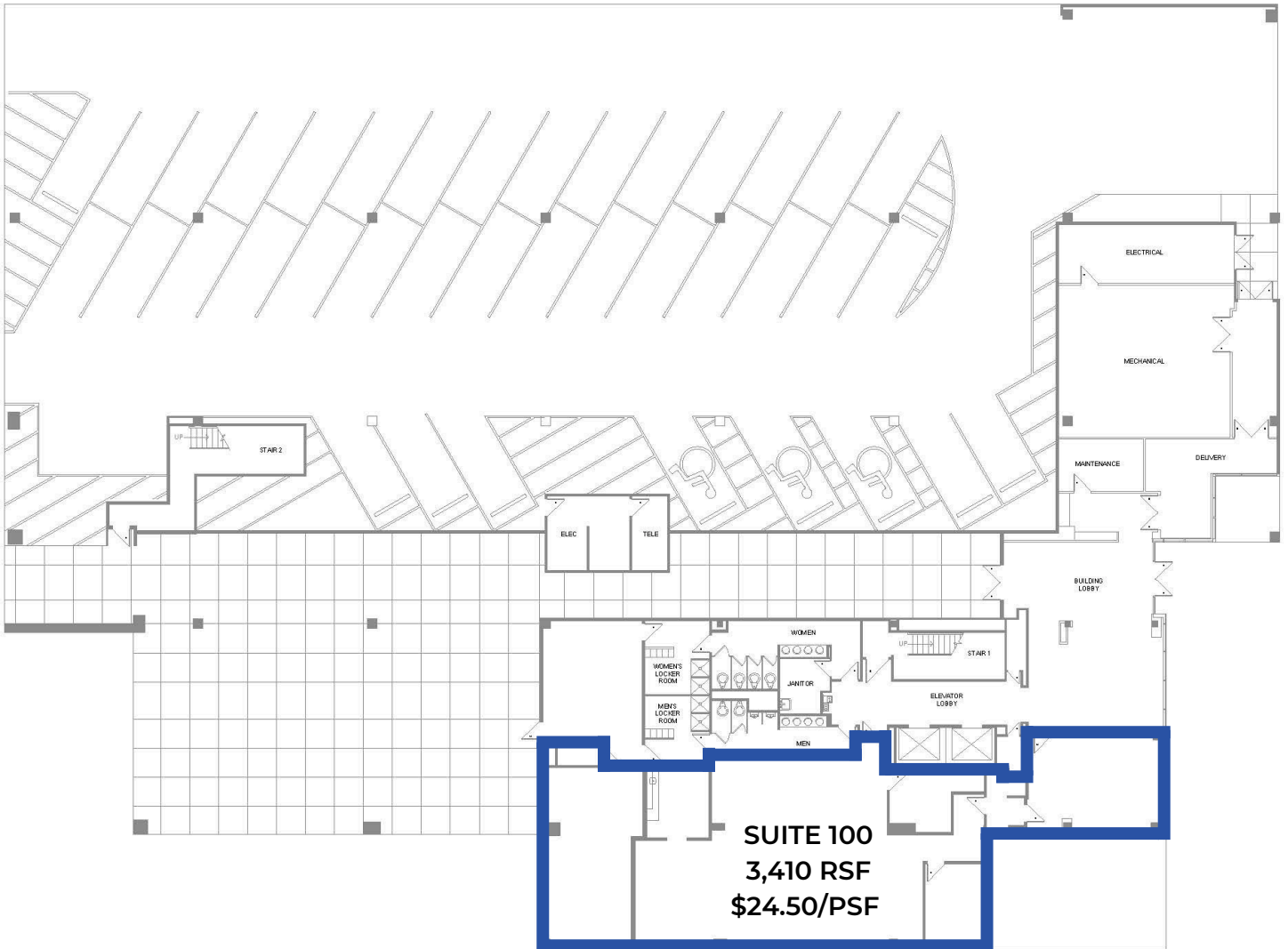

95TH ST

STATE LINE RD  
56,692 VPD

36,734 VPD

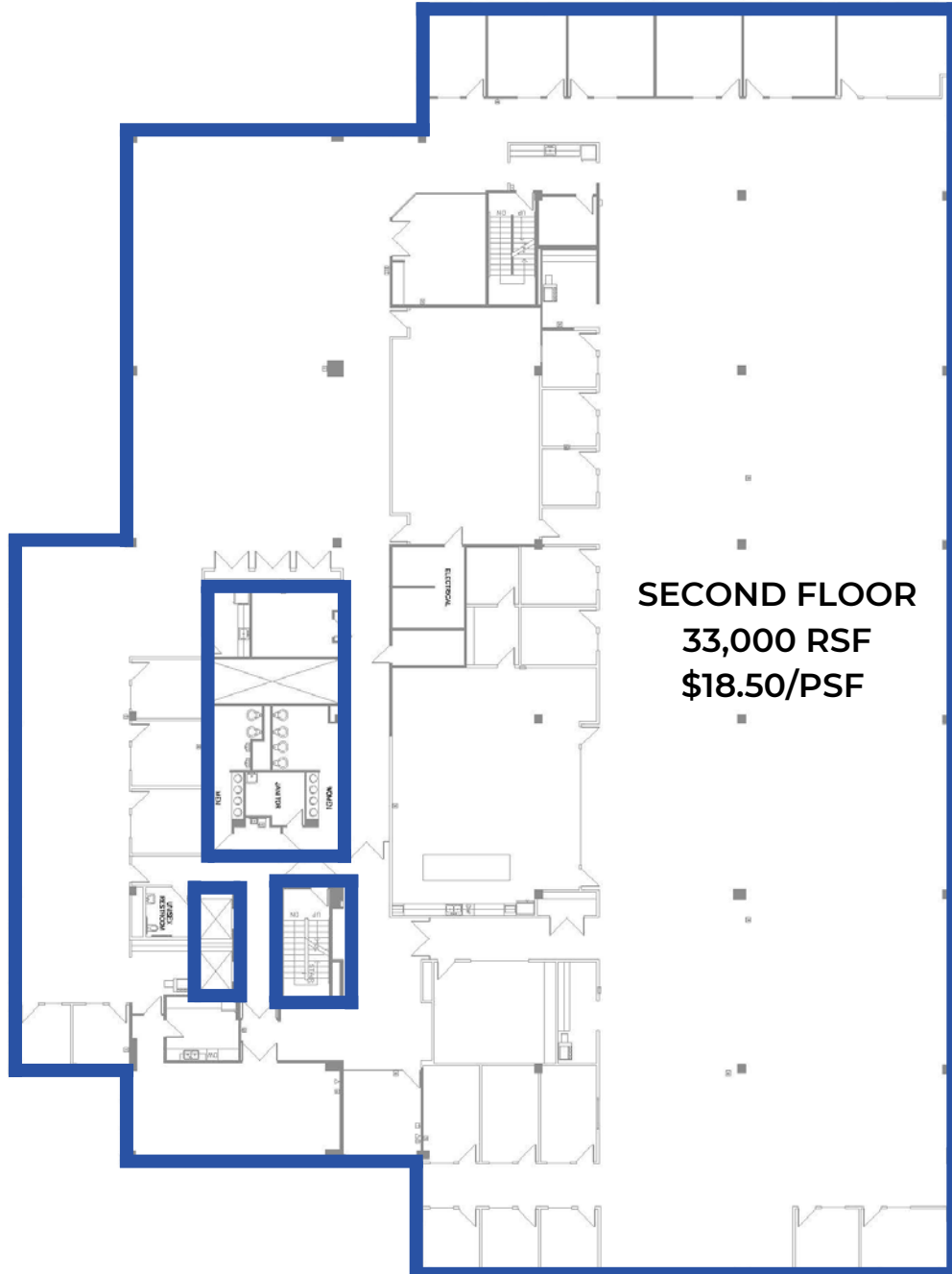
# FLOOR PLAN

FIRST FLOOR | 3,410 RSF - \$24.50/PSF



# FLOOR PLAN

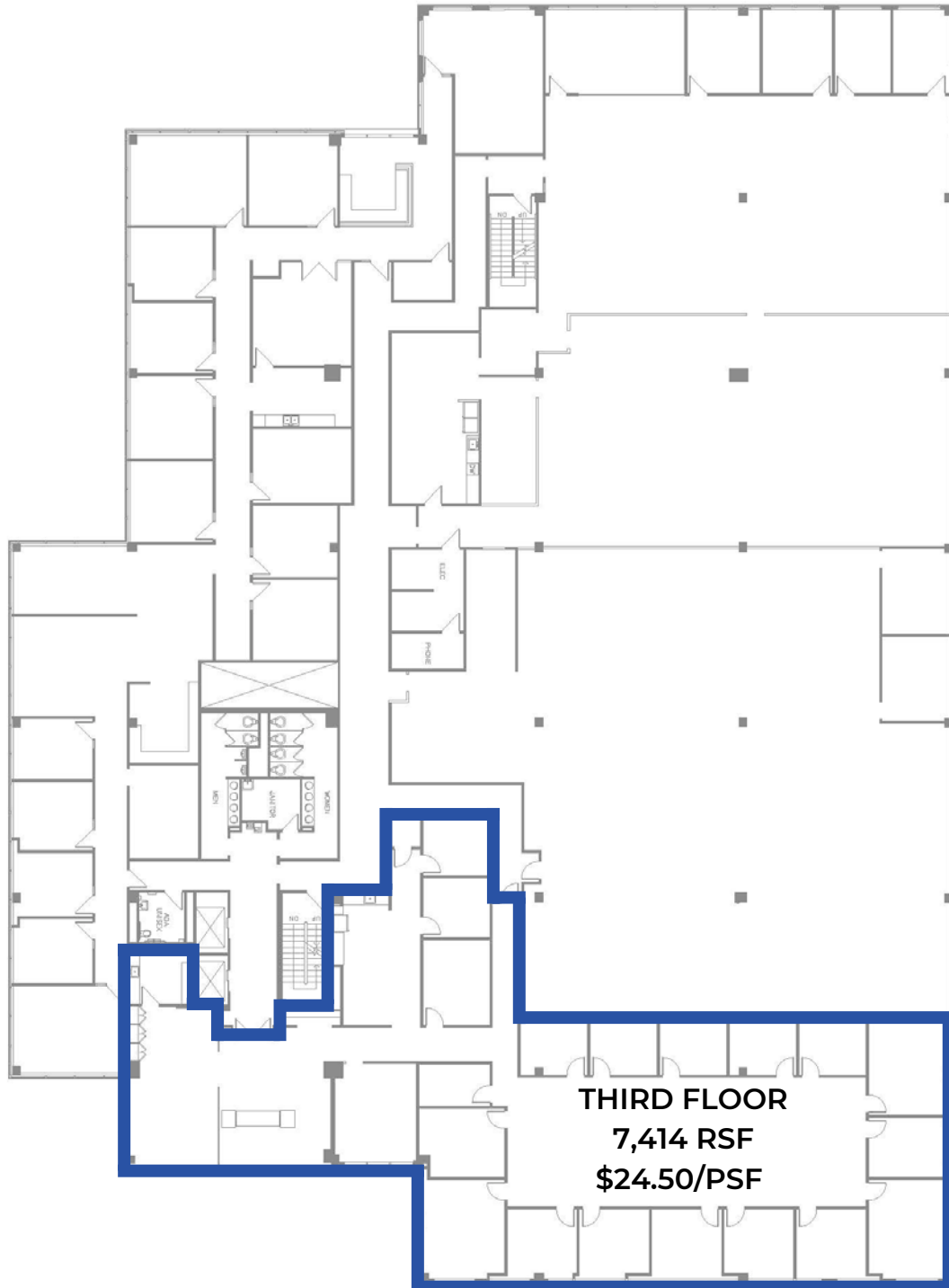
SECOND FLOOR | 33,000 RSF - \$18.50/PSF



**SECOND FLOOR  
33,000 RSF  
\$18.50/PSF**

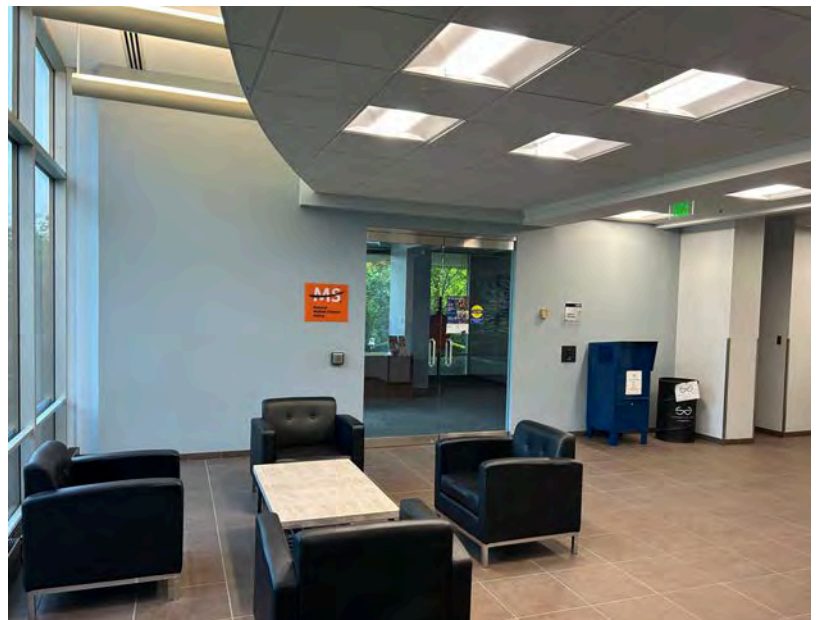
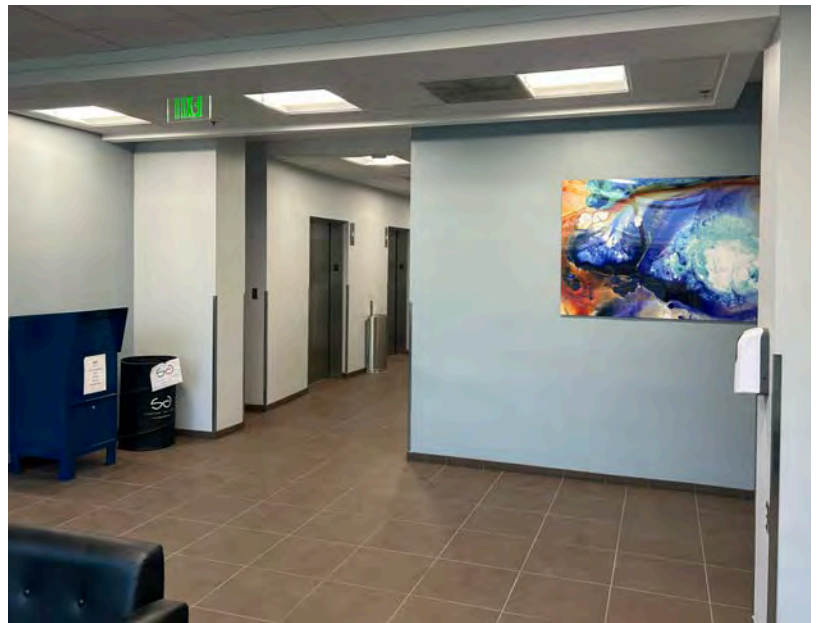
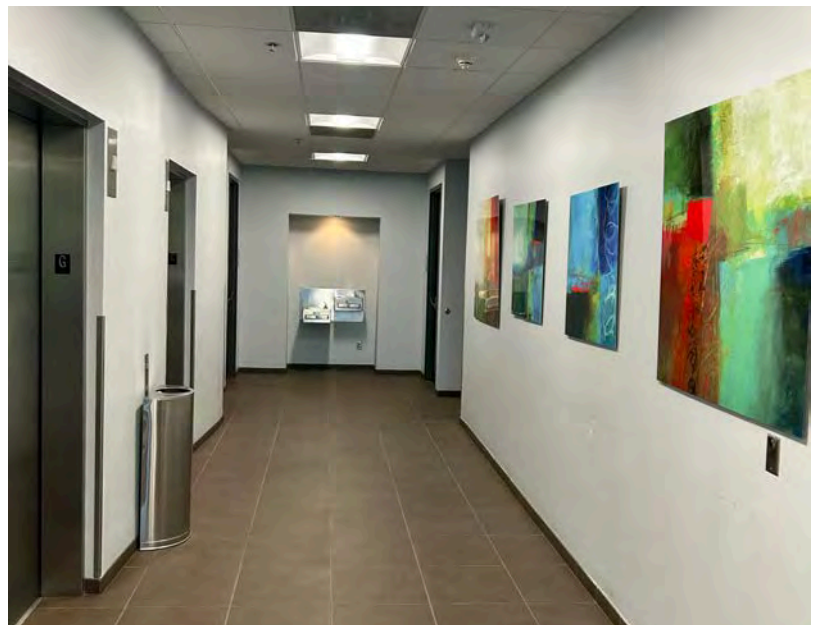
# FLOOR PLAN

THIRD FLOOR | 7,414 RSF - \$22.50/PSF



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KANSAS 66206



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