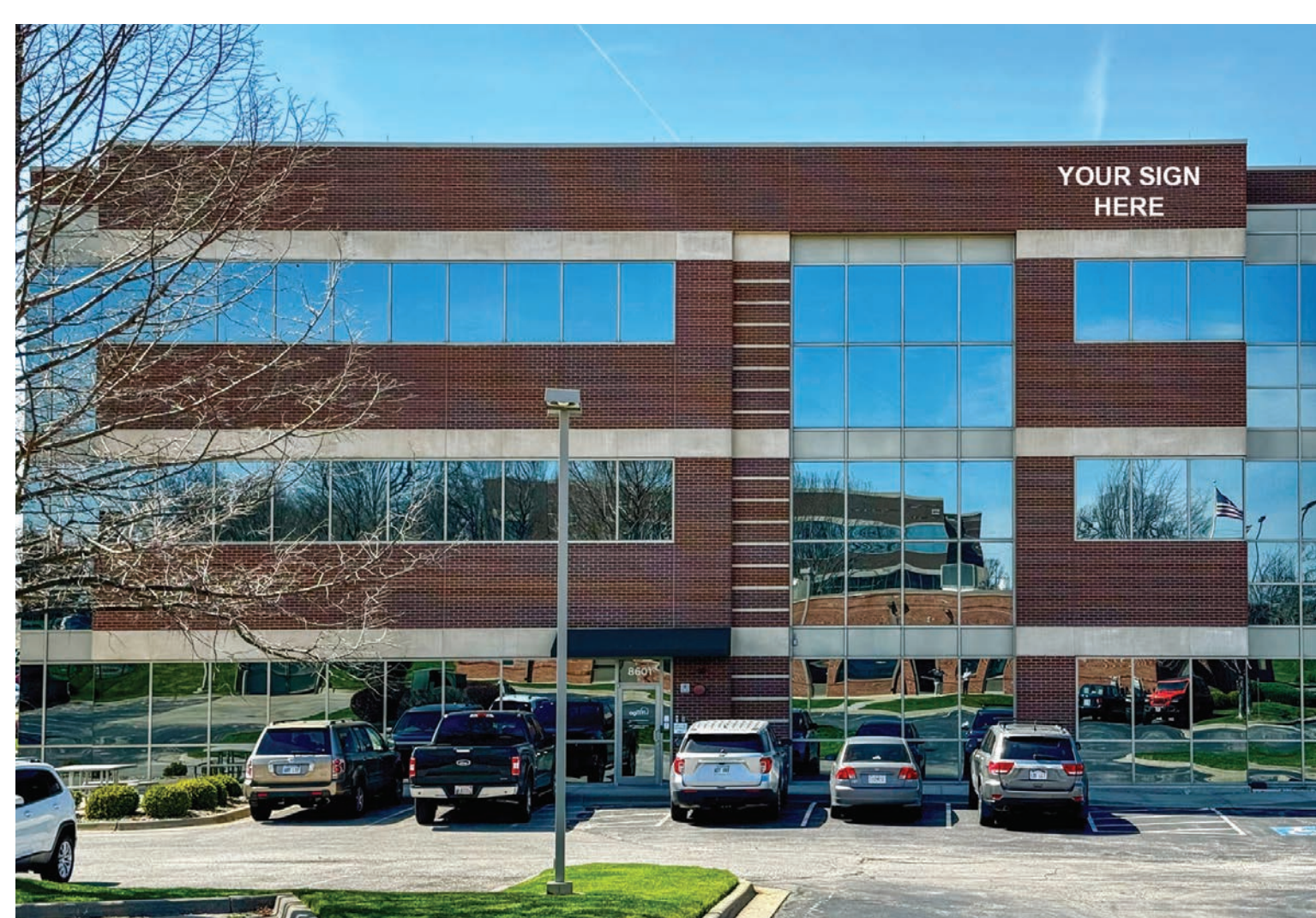


MONROVIA

8601

8601 MONROVIA STREET
LENEXA, KS





No Shared Walls. No Shared Priorities - Your HQ.

The Monrovia Offices are a 2-building office park located in Lenexa, KS, at I-35 highway and 87th Street. The buildings were built in 2003 by the Shamrock Trading Corporation, serving as the iconic original headquarters for the Kansas City conglomerate for 12+ years before being sold to local Kansas City owners. Then, the buildings were an important development in bringing large commercial business to the area. Today, only 8601 Monrovia remains available as an ideal full-building opportunity for a national branch, or local HQ.

MONROVIA
— OFFICES —

AREA
REAL ESTATE ADVISORS

8601 MONROVIA

FOR SALE OR LEASE



25,966 RSF
3-story building
Built in 2003
Renovated in 2007
Parking ratio: 4.29/1,000
(101 Total parking spaces)
Headquarters, full-building and full-floor opportunities

CONTACT FOR DETAILS

8555 MONROVIA

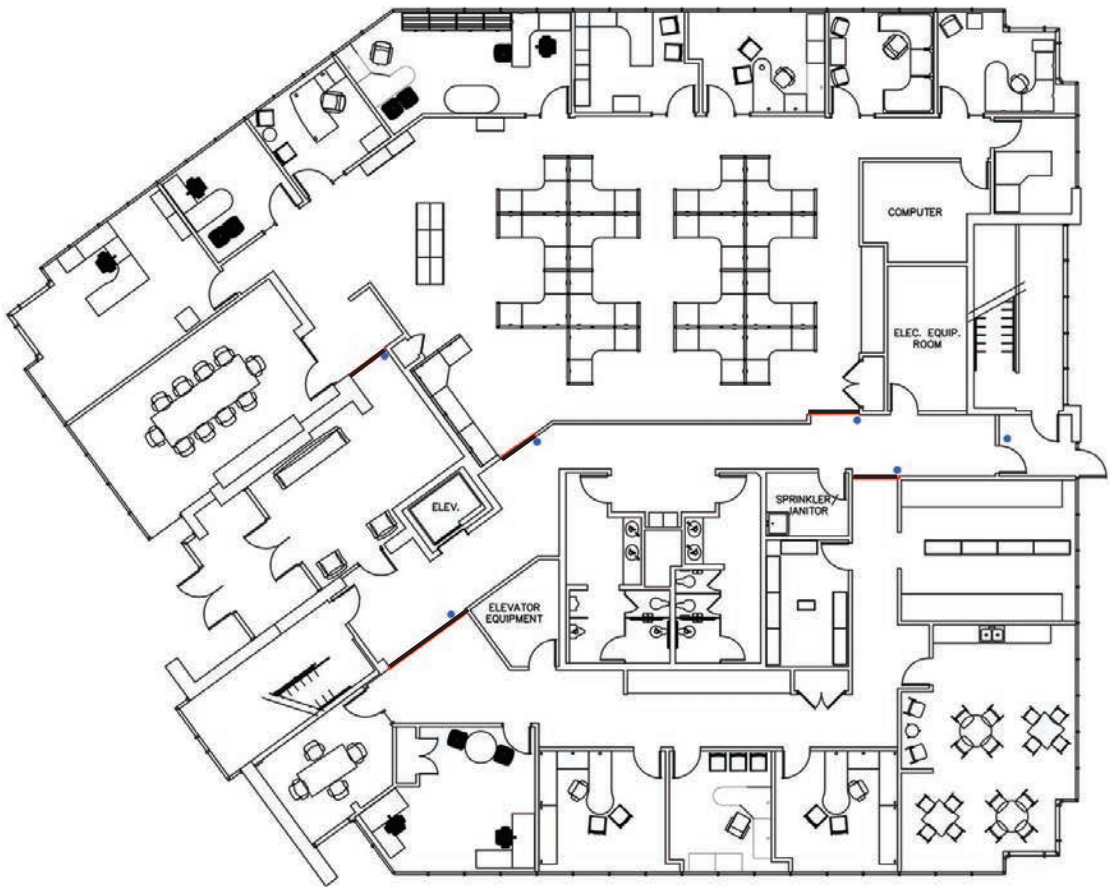


7,946 Rsf
Built in 1990
Renovated in 2010
Parking ratio: 4.03/1,000
(32 Total parking spaces)

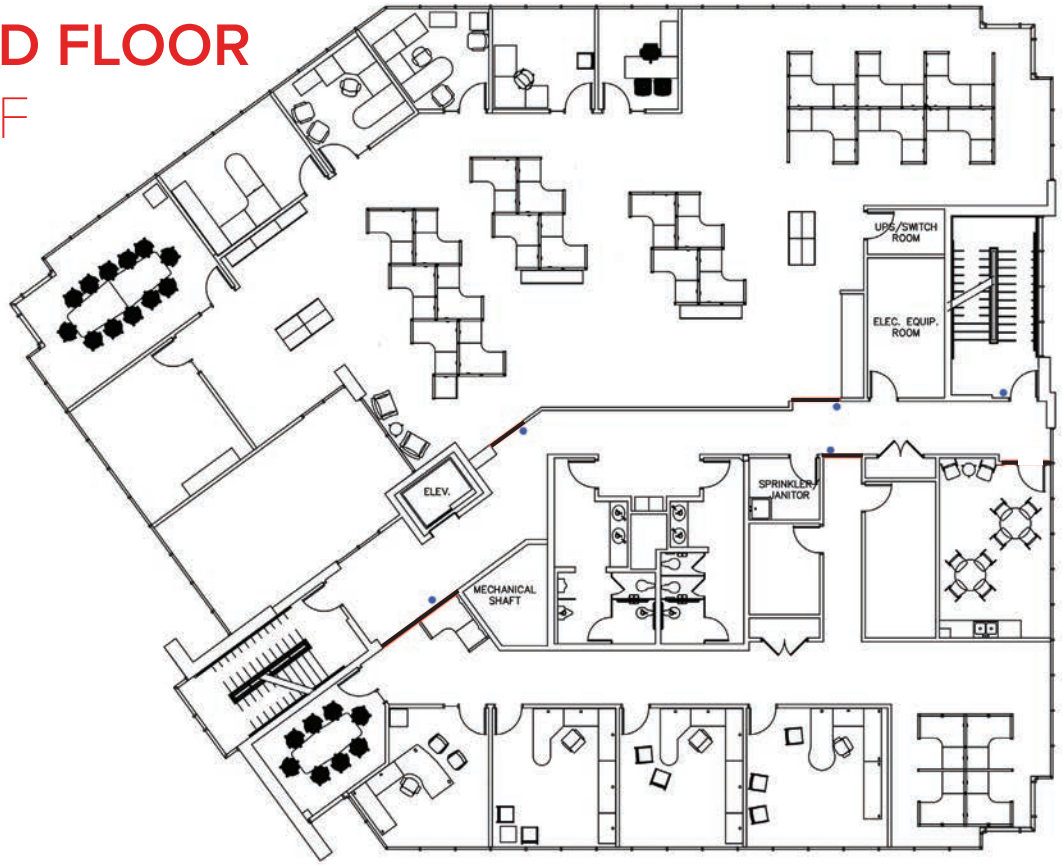


FLOOR PLANS

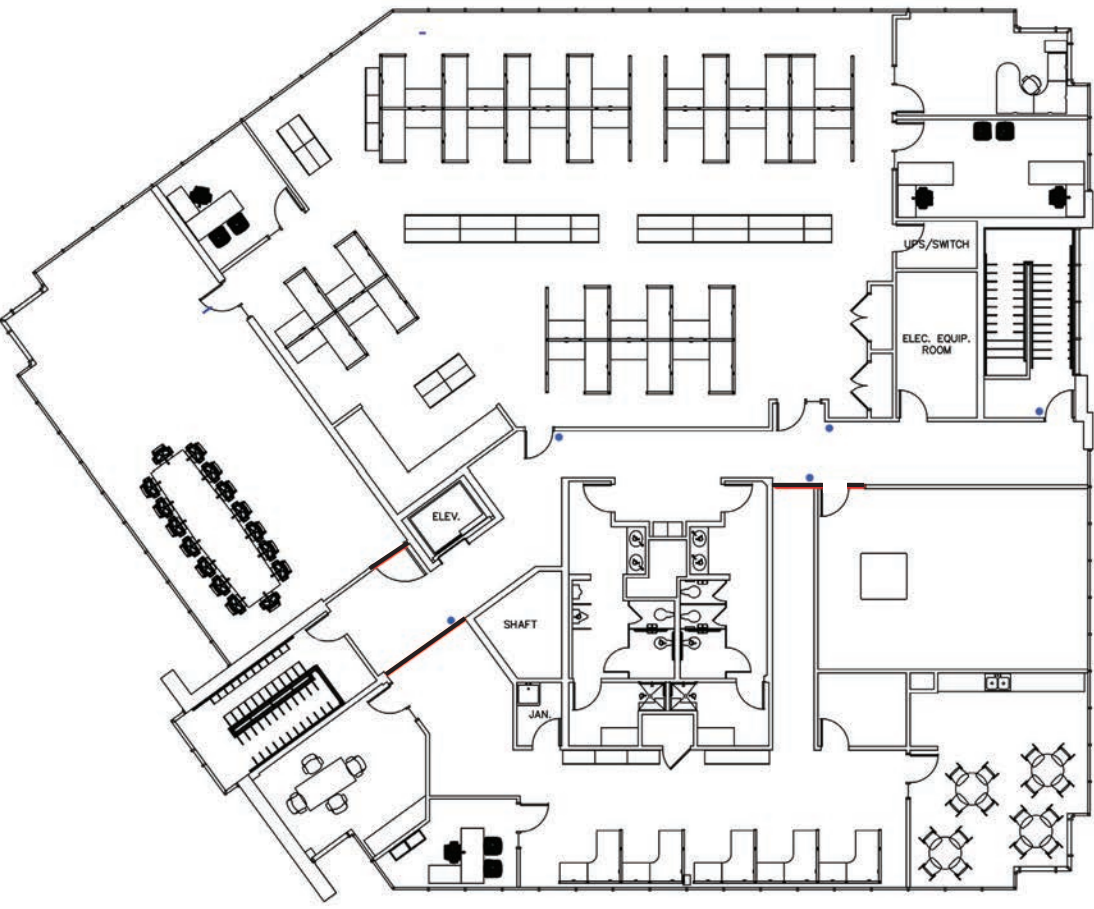
FIRST FLOOR
8,656 SF



SECOND FLOOR
8,656 SF



THIRD FLOOR
8,656 SF



INTERIOR PHOTOS





LENEXA CITY CENTER
8 MIN / 3.3 MILES



HIDDEN WOODS PARK
2 MIN / 0.8 MILES

MONROVIA
OFFICES



95TH & QUIVIRA
4 MIN / 1.4 MILES



DOWNTOWN OP
9 MIN / 3.6 MILES



95TH & METCALF
13 MIN / 4.6 MILES



MONROVIA
OFFICES

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KANSAS CITY FACTS

24.5M
ANNUAL TOURISTS

MEDIAN
HOME **35%**
PRICE IS BELOW
NATIONAL AVERAGE

\$1.5B
NEW AIRPORT
CONSTRUCTED IN 2023

LISTED AS WALL STREET
JOURNAL'S HOTTEST
8TH U.S. JOB
MARKET

29TH
MOST POPULATED
METROPOLITAN AREA
IN THE UNITED STATES

5TH
2024 WSJ'S TOP 10
BEST PLACES TO VISIT

#1 MIDWEST CITY FOR
TECH JOB GROWTH

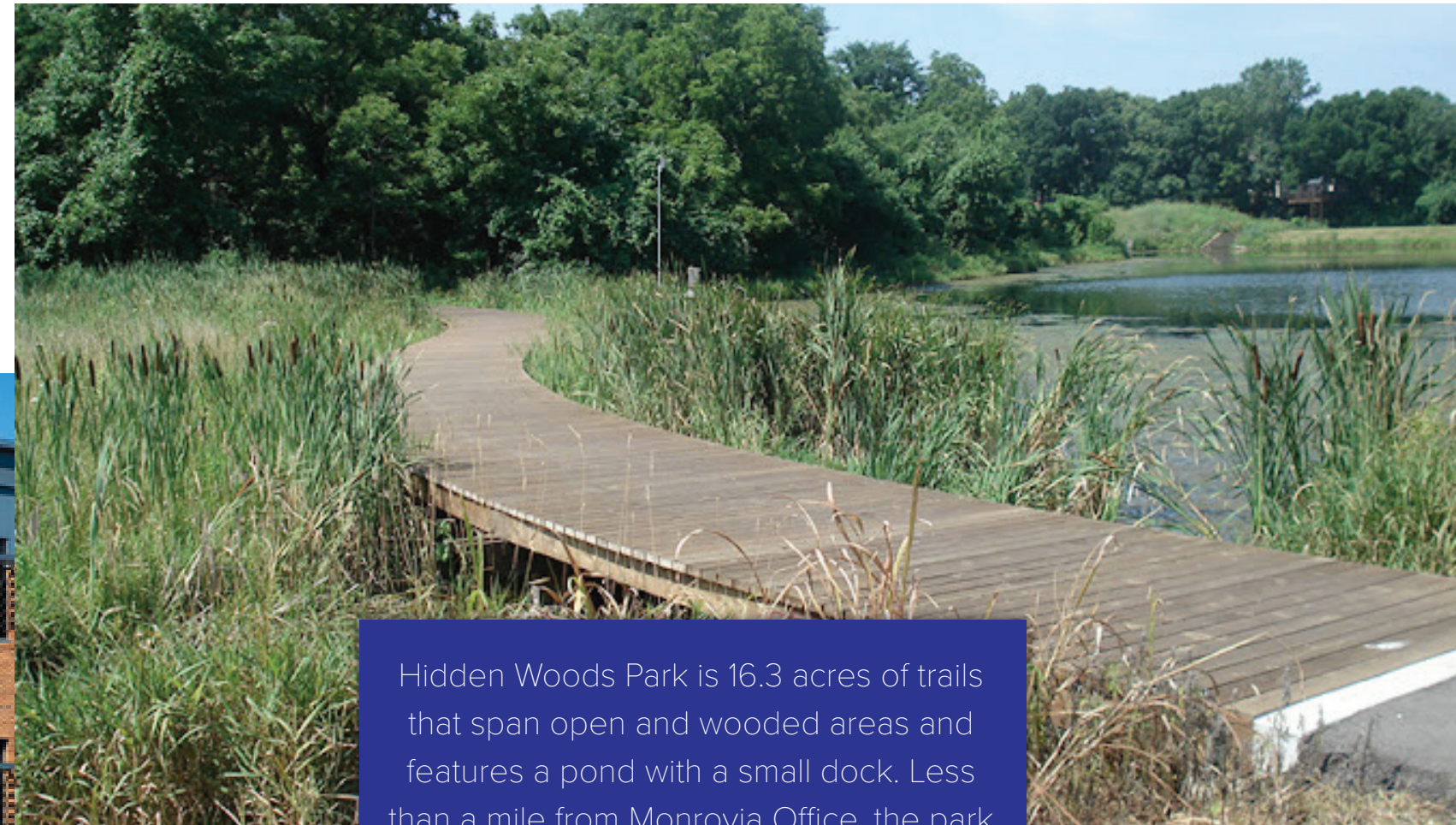
2.3M
RESIDENTS

15% BELOW NATIONAL
AVERAGE FOR
COST OF DOING BUSINESS

LENEXA, KANSAS



Located in Johnson County, Lenexa, Kansas offers prime office spaces with modern amenities and easy access to major highways, ensuring connectivity to downtown Kansas City. Its extensive business portfolio, proximity to high net-worth residential, diverse dining options, and recreational amenities make it an ideal location for office tenants seeking both productivity and quality of life. With a strong local economy and a range of commercial opportunities, Lenexa provides a dynamic yet stable environment for businesses to thrive and grow alongside its community.



Hidden Woods Park is 16.3 acres of trails that span open and wooded areas and features a pond with a small dock. Less than a mile from Monrovia Office, the park provides a convenient outdoor escape before, after or during a work day.



MONROVIA
— OFFICES —

AREA
REAL ESTATE ADVISORS

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