

HIGHLIGHTS

- Prime Johnson County Location
- Across From New Olathe Community Center (Opens 2014)
- Design/Build Approach Saves Time and Money
- Preliminary Layouts Provided At No Cost
- Business Park Association Protects Future Aesthetics
- Convenient I-35 Access via 135th or 119th
- Several Restaurants and Retail Within Short Drive

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Conceptual Drawings:



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PARKSIDE Business Park



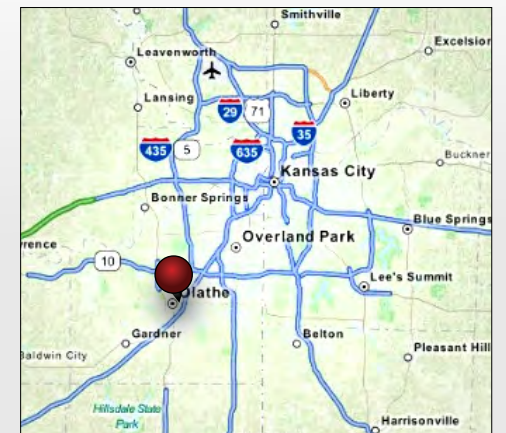
developed by **ROSE**
ROSE DEVELOPMENT

LAND FOR SALE OR BUILD-TO SUIT

Parkside Business Park is a 7.7 acre master-planned, executive-quality business park developed by Rose Development. At total build-out, the development will feature over 80,000 square feet of finished building space, with buildings starting at 5,000 square feet. The site is located near the 135th and I-35 Interchange in Olathe, and is adjacent to a city park, water feature, as well as a new retail development.

Property Features:

- Custom built and developed by Rose Design/Build
- 50 Percent tax abatement for 10 years eligible
- Building sizes from 5,000 to 12,000 Sq. Ft.
- Flexible 'MP-2' Zoning (Industrial & Commercial)
- Pre-approved high quality concrete/glass design
- Reduced plan approval timeline



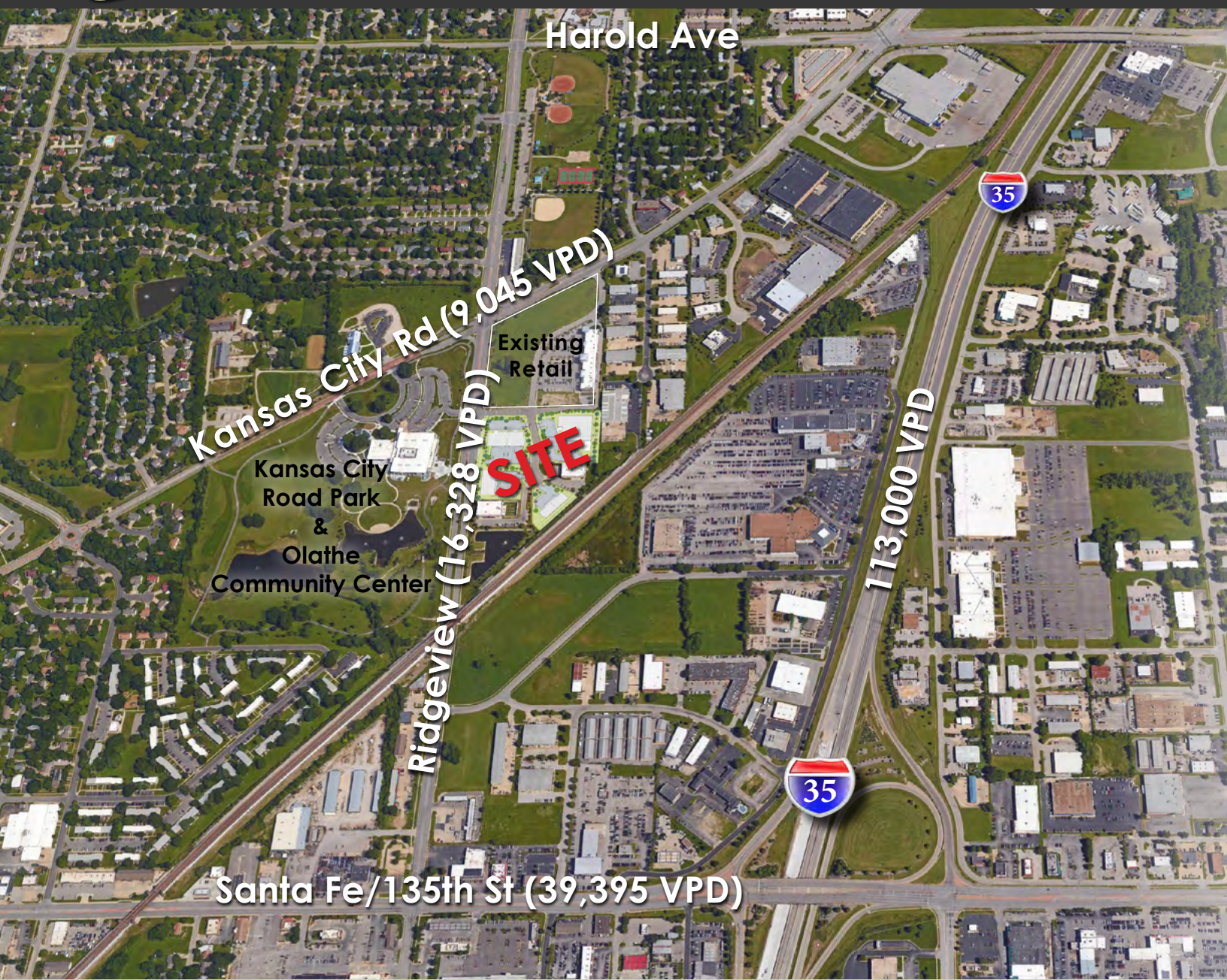
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PARKSIDE Business Park

Ridgeview Road & E Whitney Street | Olathe, Kansas



LOT 1 & 2 | SOLD

- 72,793 SF Lot (±1.7 Acres)
- 15,000 SF building

LOT 3 | SOLD

- 46,605 SF lot (±1.1 Acres)
- Lot can support 5-12,000 SF

LOT 4 | SOLD

- 51,222 SF lot (±1.2 Acres)
- 10,020 SF building



LOT 7 & 8 | SOLD

- 90,853 SF lot (±2.1 Acres)
- 20,000 SF building

LOT 6 | SOLD

- 37,398 SF lot (±.86 Acres)
- 9,200 SF building

LOT 5 | AVAILABLE

- 36,579 SF lot (±.84 Acres)
- Lot can support 5-9,000 SF
- Shown as a 8,000 SF Building
- \$4.25 per SF
- \$155,461

Area Demographics:

	1 Mile	3 Mile	5 Mile
Population (2021)	11,992	93,877	179,201
Projected Population (2026)	12,215	96,508	186,094
Average Household Income	\$71,171	\$97,678	\$117,813

Lot Information:

Lot #	Building Size (SF)	Lot Size (SF)	Price Per (SF)	Total Lot Price
5	5-9,000	36,579	\$4.25	\$155,461

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