

FOR SALE

Office Building

11301 Ash Street

Leawood, KS 66211

- ✓ Owner-user office building for sale
- ✓ Located in the heart of Leawood, KS
- ✓ Rare opportunity to own office building in this location



Owner-User Office/Medical Office Building For Sale

11301 ASH STREET, LEAWOOD, KANSAS

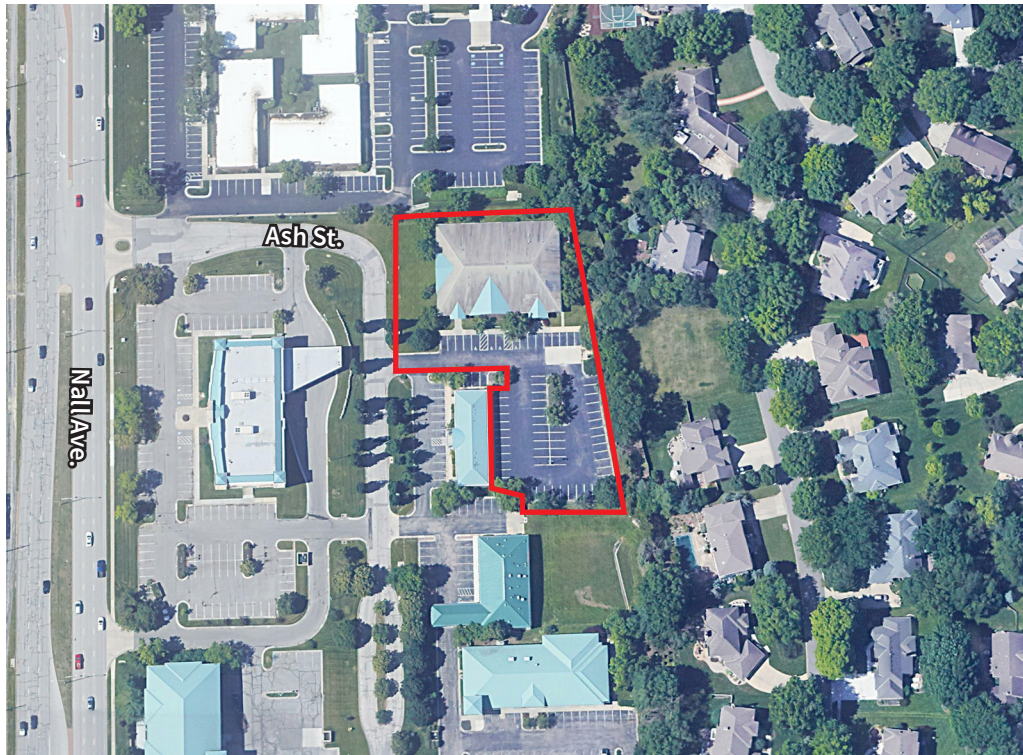
General Overview

PROPERTY TYPE	Office/Medical office building
BUILDING SIZE	13,378 rentable square feet
LAND SIZE	1.63 acres (71,020 square feet)
STORIES	1
YEAR BUILT	1996, renovated 2004
TENANTS	Vacant
ZONING	SD-O, Planned Office District
PARKING	66 surface spaces (4.86/1,000 RSF)
2024 TAXES	Tenant does not pay taxes
PRICE	\$3,800,000 (\$284.05 PSF)



Property Overview

11301 ASH STREET, LEAWOOD, KANSAS



Construction Details

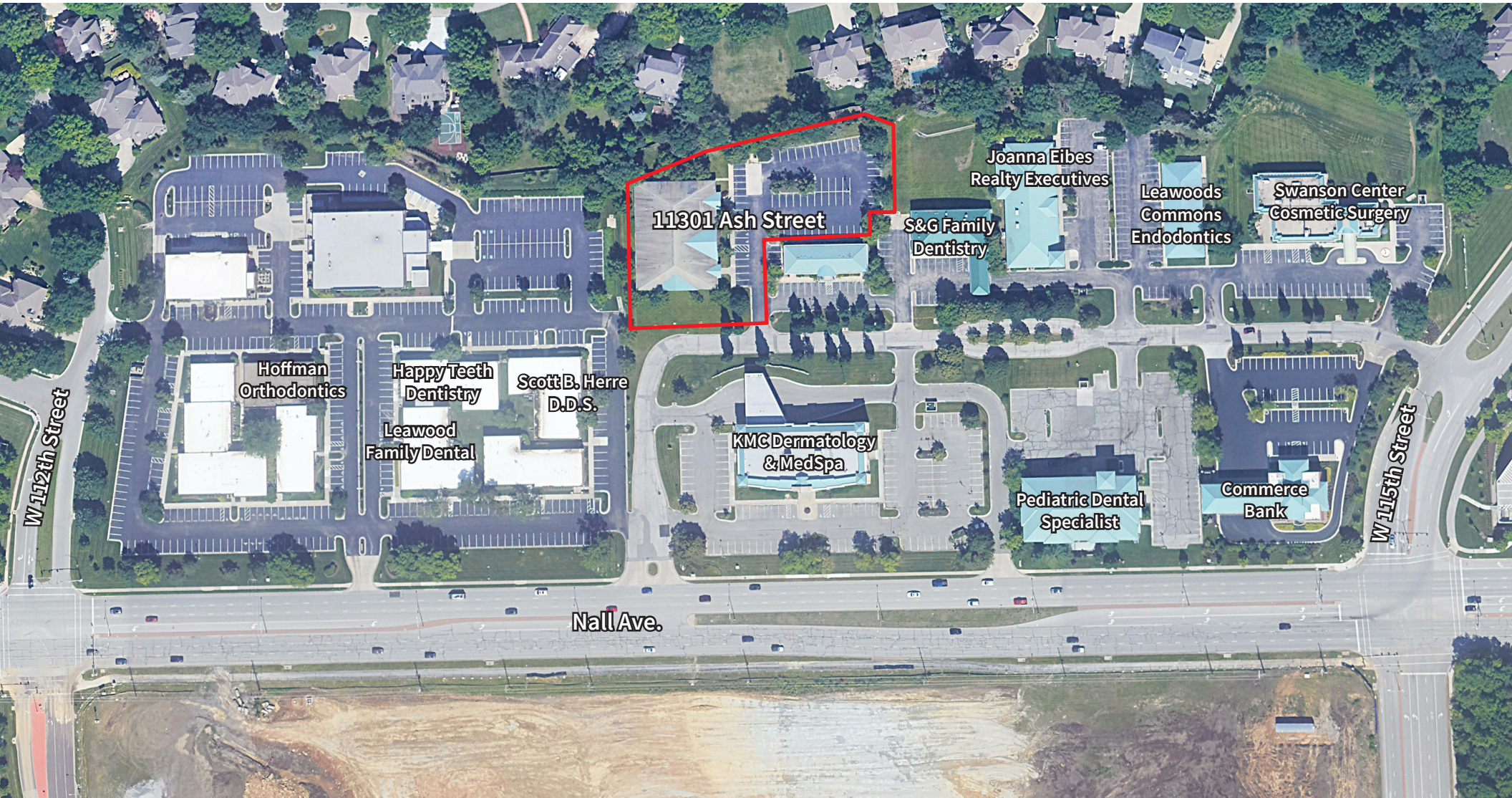
BASIC CONSTRUCTION	Wood frame
FOUNDATION	Poured concrete slab
FRAMING	Wood
FLOORS	Concrete slab
EXTERIOR WALLS	Brick
ROOF TYPE	Gabled
ROOF COVER	Concrete tiles
WINDOWS	Thermal windows in aluminum frames
PEDESTRIAN DOORS	Glass, wood and metal
GENERATOR	100 KW, Diesel

Mechanical

HEAT SOURCE	Gas
HEATING SYSTEM	Forced air
COOLING	Central HVAC
COOLING EQUIPMENT	Cooling equipment is ground mounted
ELECTRICAL METERING	The building has a master meter
FIRE PROTECTION	100% sprinklered

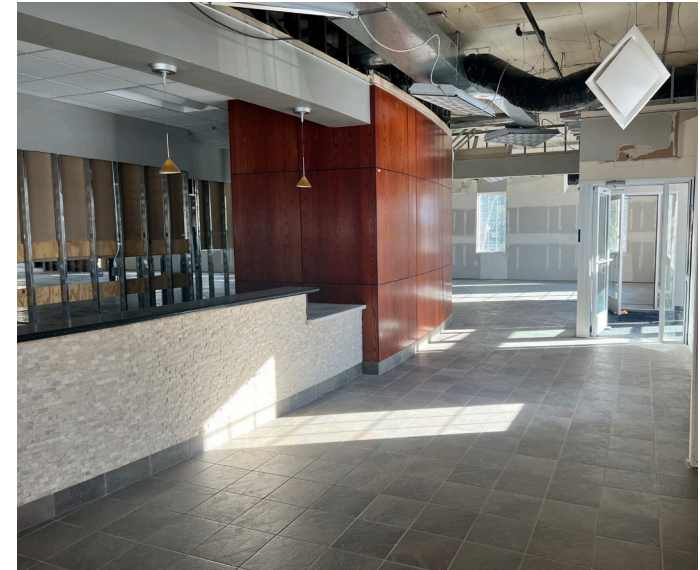
Property Overview

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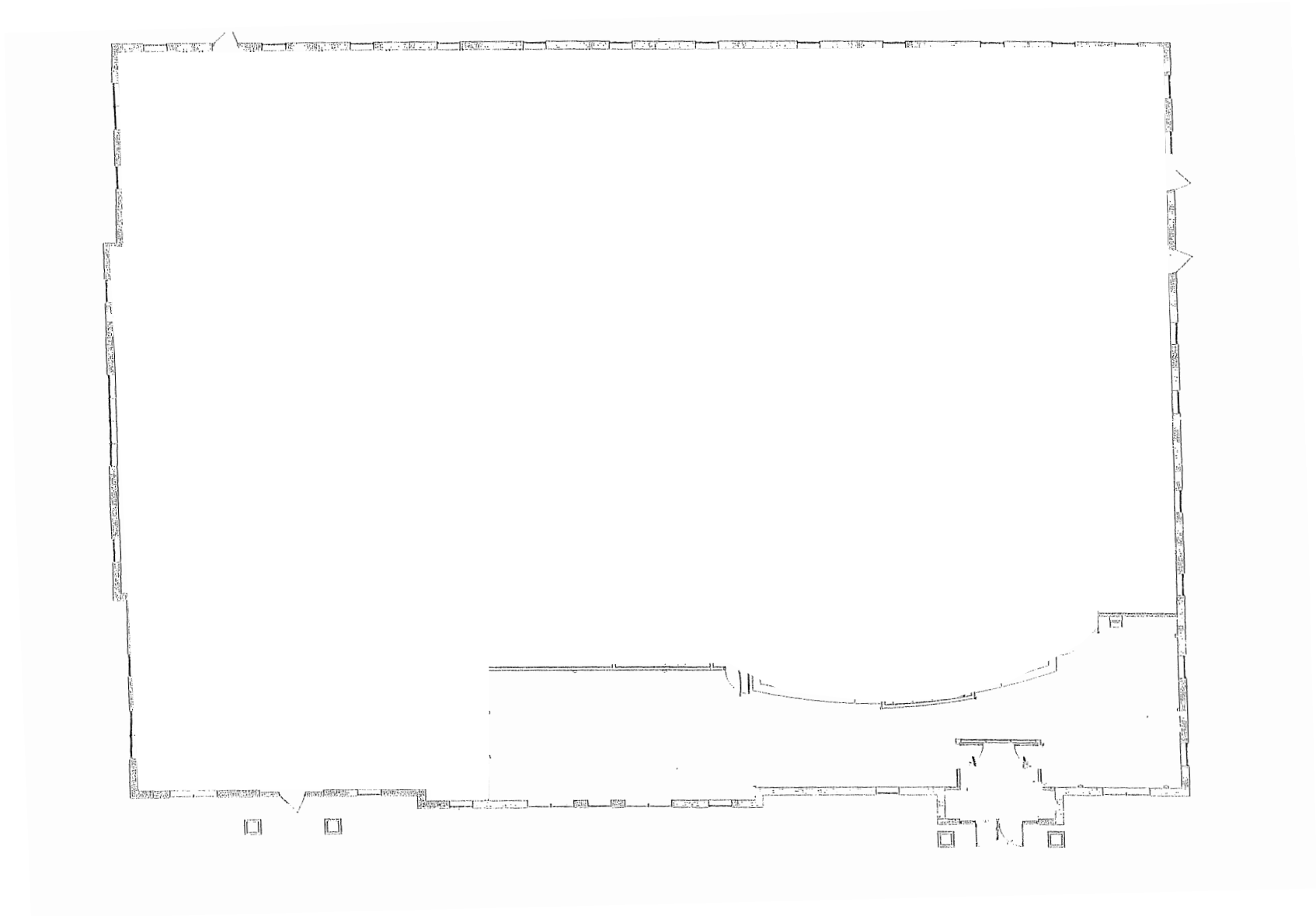
Property Overview

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Property Overview

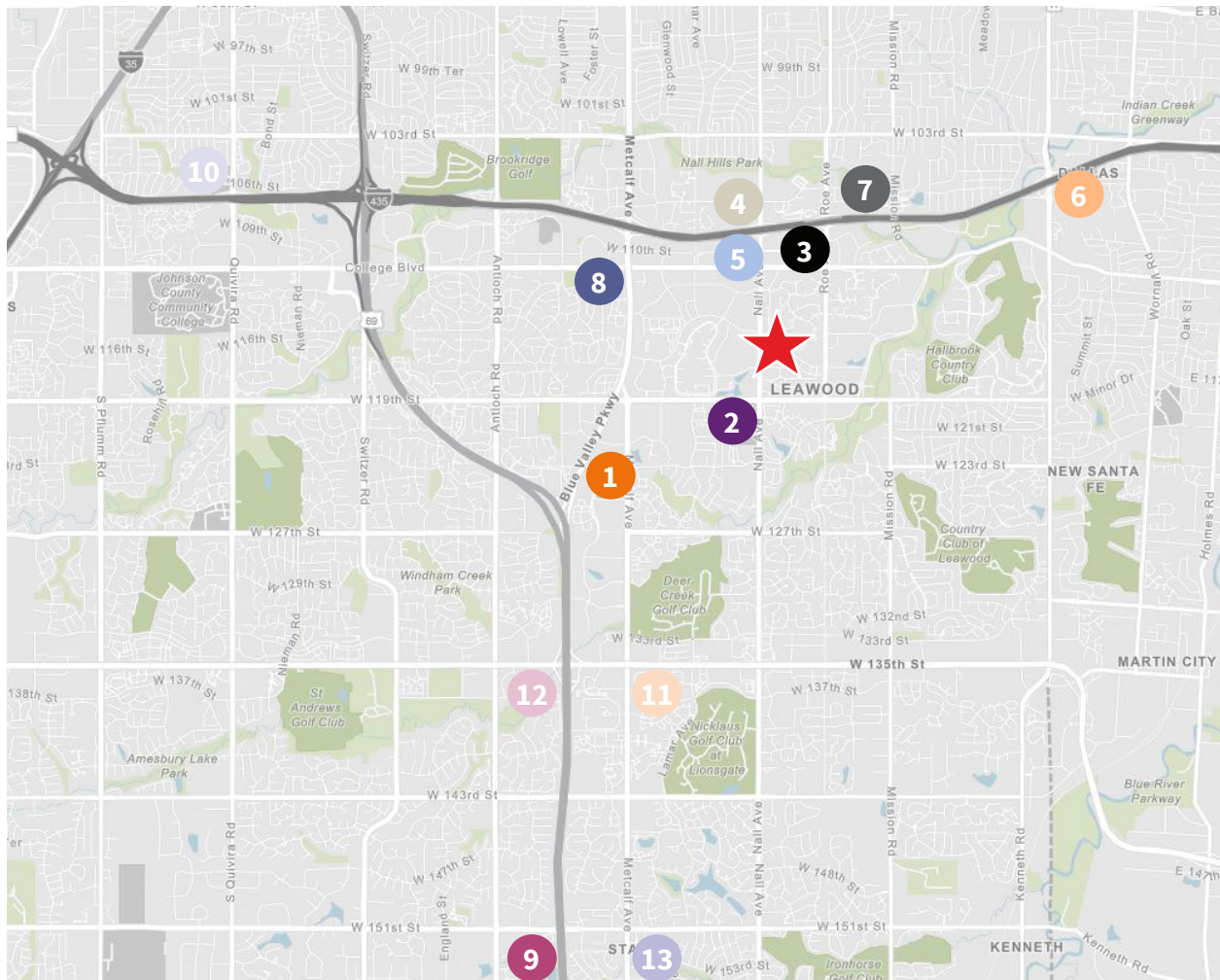
11301 ASH STREET, LEAWOOD, KANSAS



Location Overview

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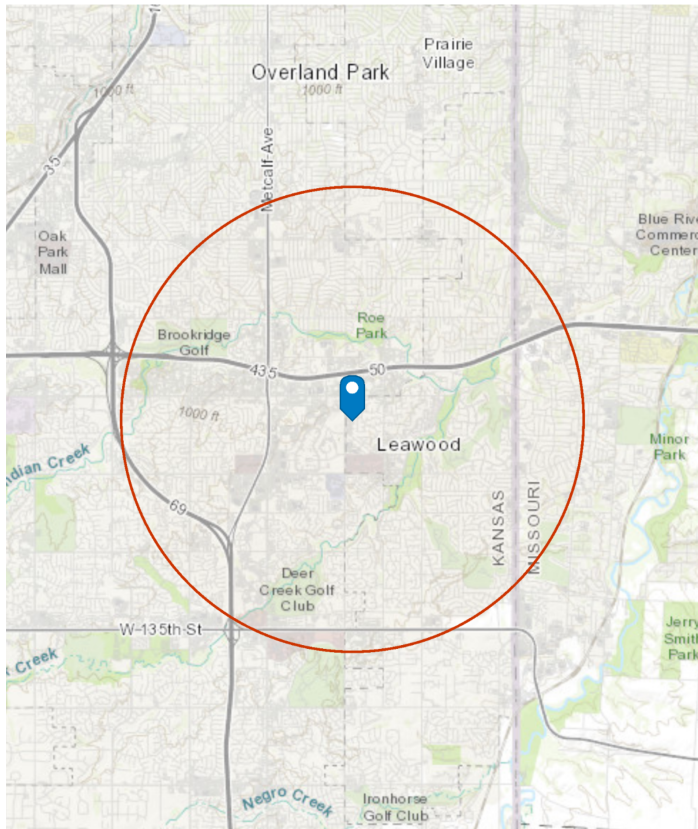
Surrounding Hospital & Medical Facilities



- 1 St. Luke's South Hospital
- 2 Menorah Medical Center
- 3 HCA Midwest Specialty Center
- 4 University of Kansas Health System
- 5 Children's Mercy South
- 6 St. Joseph Hospital Campus
- 7 St. Luke's Specialty Center
- 8 Advent College Blvd.
- 9 Advent Health South
- 10 Overland Park Regional Medical Center
- 11 HCA Urgent Care
- 12 U.S. Dermatology Partners
- 13 College Park Family Care

11301 ASH STREET

THREE MILE DEMOGRAPHICS



Population



77,421

2020 Total Population



80,693

2022 Total Population



0.50%

2022-2027
Population: Annual Growth Rate

Housing



2.27

2022 Average Household Size



\$369,828

2022 Median Home Value



37,404

2022 Total Housing Units



22,423

2022 Owner Occupied Housing Units

Income



\$102,757

Median Household Income



\$66,443

Per Capita Income



46.3

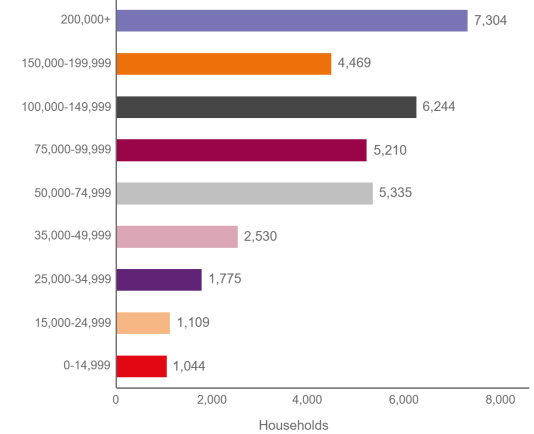
Median Age



125,768

2022 Total Daytime Population

Household Income (\$)



About Leawood, KS

Leawood Overview

Compared to the Kansas City metro, 11301 Ash Street offers an unmatched neighborhood demographic profile holding an affluent Leawood address in Kansas city's strongest suburban submarket. Offering owners to be in the state's wealthiest zip code, the average household income in Leawood Kansas is 2.26x the Kansas City MSA. The Property is also located in the #1 school district in Kansas with 78% of the population holding a bachelor's degree or higher, almost 2x the Kansas City MSA. These unparalleled demographics provide owners access to a top market and highly educated talent.

Leawood, at the heart of the rapidly growing Kansas City metroplex, is home to quality housing, education, and a thriving business professional field. With a population of over 34,000 people and easy access to greater Kansas City's population of over 2.2 million residents, this region is one of the most accessible in the country, via the I-435 which conveniently connects all commuters to I-35, I-70, I-29, and all regional connections to US highways. Leawood draws a pool of highly educated talent and a well-established professional pool, with 78% of residents having a bachelor's degree or higher and a median age of 46. As one of the most affluent and coveted suburbs of the Kansas City area, Leawood is poised to be at the forefront of development and investment in this region.



**SUBURBAN
KANSAS CITY'S
STRONGEST LOCATION**

Rankings for Leawood, Kansas



**#1 Public Schools
in Kansas City Area**
niche.com



**#1 Suburb to Raise
a Family in Kansas**
niche.com



-28.74%
**Below National
Crime Average**
homesnacks.com



**#1
Richest Places
in Kansas**
homesnacks.com

Demographics	Kansas City MSA	Leawood, Kansas
2022 Population	2,229,421	34,479
2021 Average Household Income	\$103,038	\$233,219
Bachelor's Degree or Higher	40%	78%
White Collar Occupation	65%	91%

Why Buy?

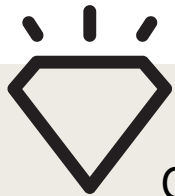
11301 ASH STREET, LEAWOOD, KANSAS



Located in one of the most desirable commercial and residential areas of the Kansas City MSA



Walkable to Park Place, Galleria, Town Center and more for numerous retail options



Owner-user building; limited supply and rarely available in this strong demographic market



Great opportunity to own rather than lease



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