

# MONROVIA

8601

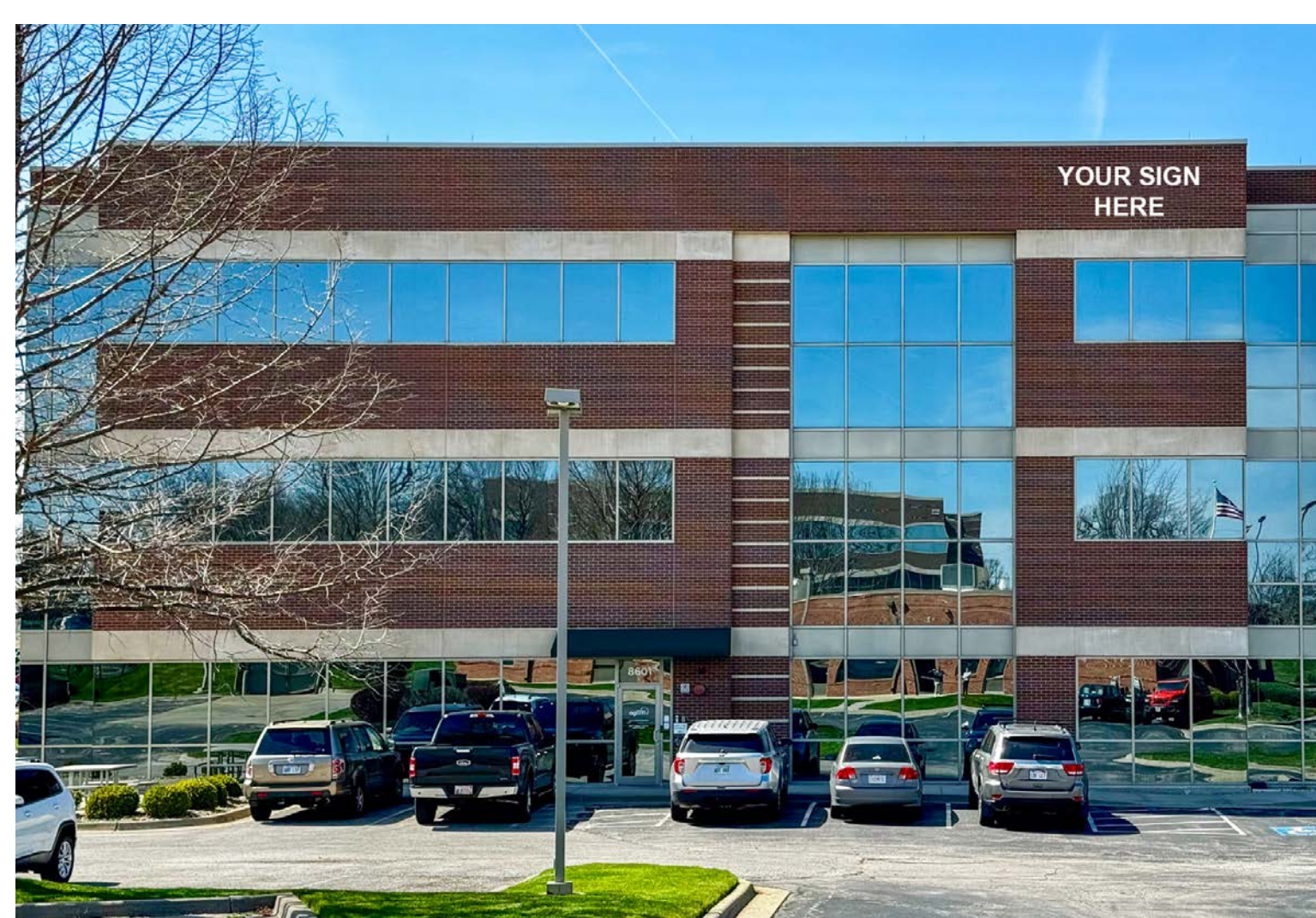
8601 MONROVIA STREET  
LENEXA, KS

YOUR SIGN HERE

8601 MONROVIA

AREA  
REAL ESTATE ADVISORS





## 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.

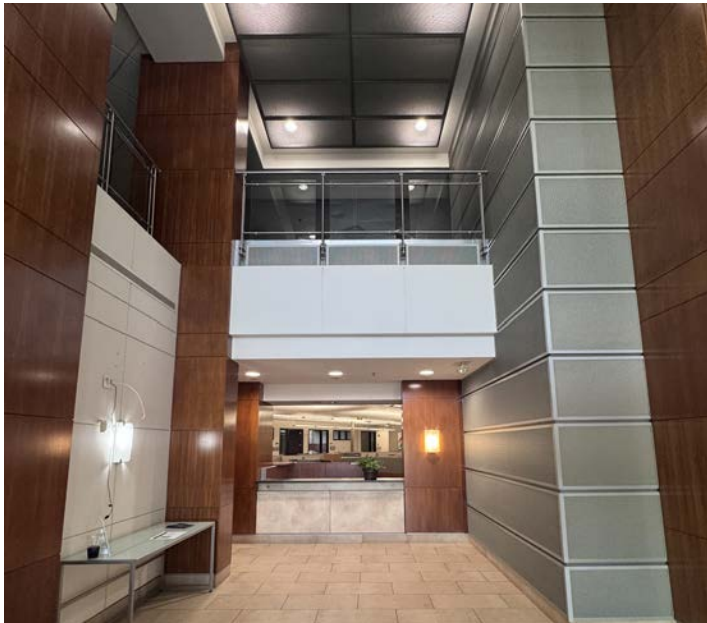
**MONROVIA**  
— OFFICES —

**AREA**  
REAL ESTATE ADVISORS



# 8601 MONROVIA

FOR SALE OR LEASE



25,966 RSF  
3-story building  
Built in 2003  
Renovated in 2007  
Parking ratio: 3.89/1,000  
(101 Total parking spaces)  
Headquarters, full-building and full-floor opportunities

CONTACT FOR DETAILS

# 8555 MONROVIA



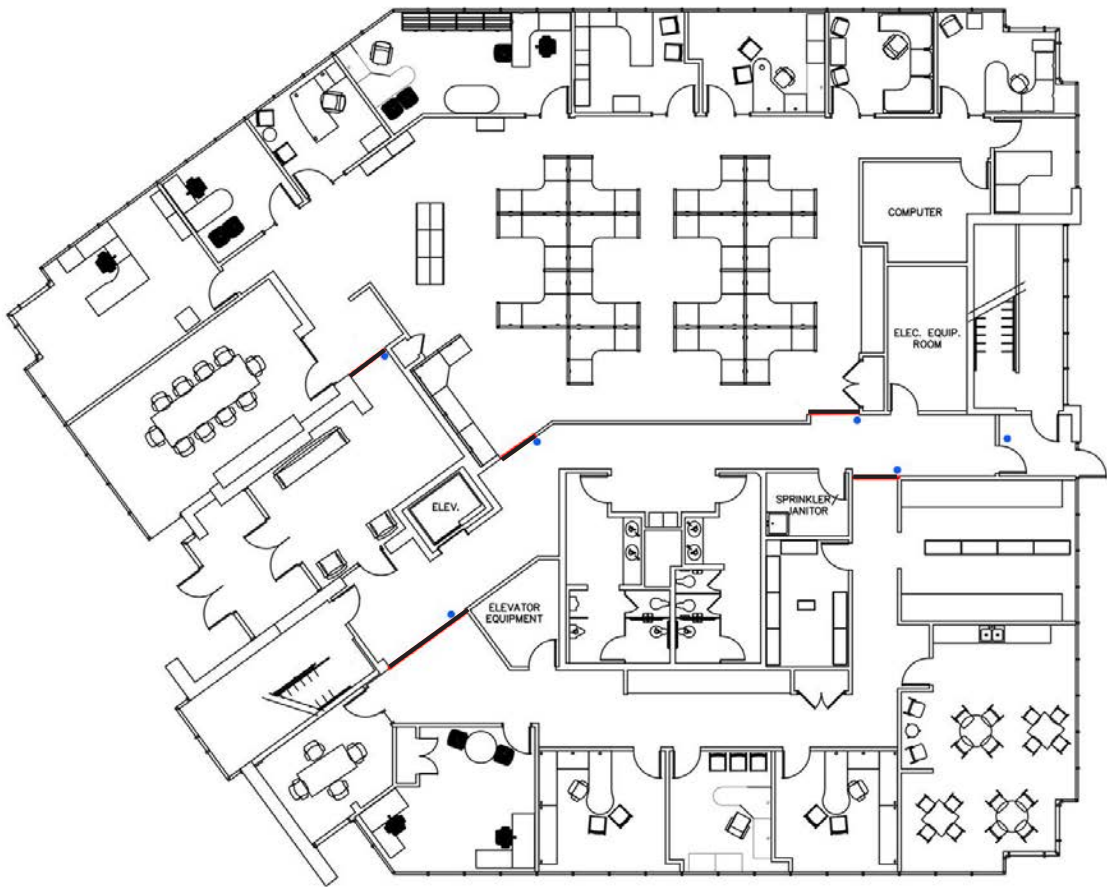
7,946 Rsf  
Built in 1990  
Renovated in 2010  
Parking ratio: 4.03/1,000  
(32 Total parking spaces)



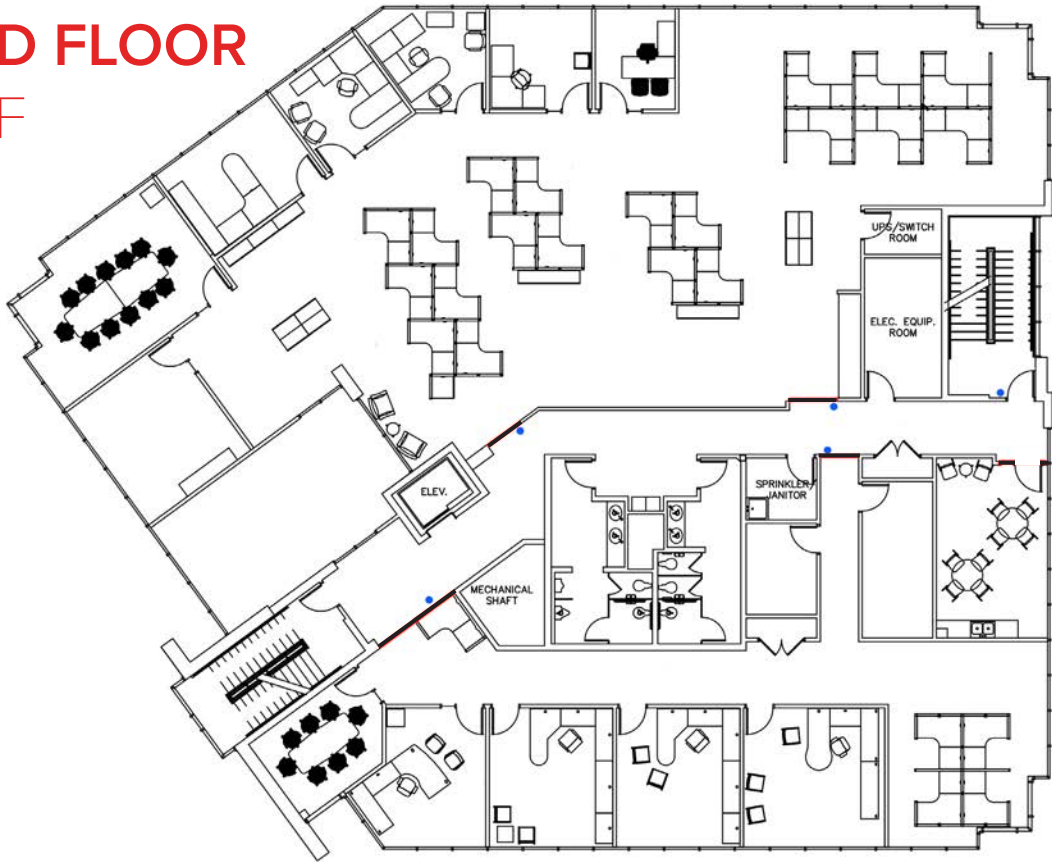


# FLOOR PLANS

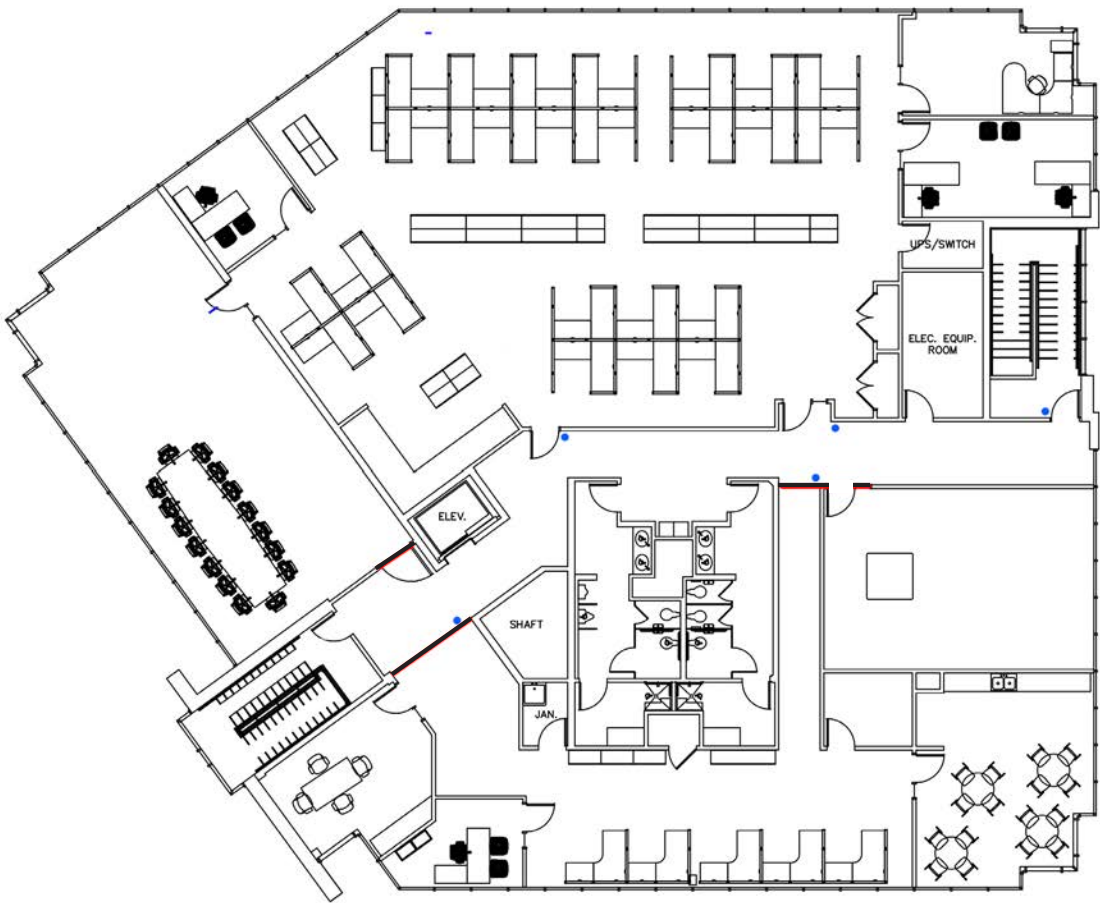
**FIRST FLOOR**  
8,656 SF



**SECOND FLOOR**  
8,656 SF



**THIRD FLOOR**  
8,656 SF

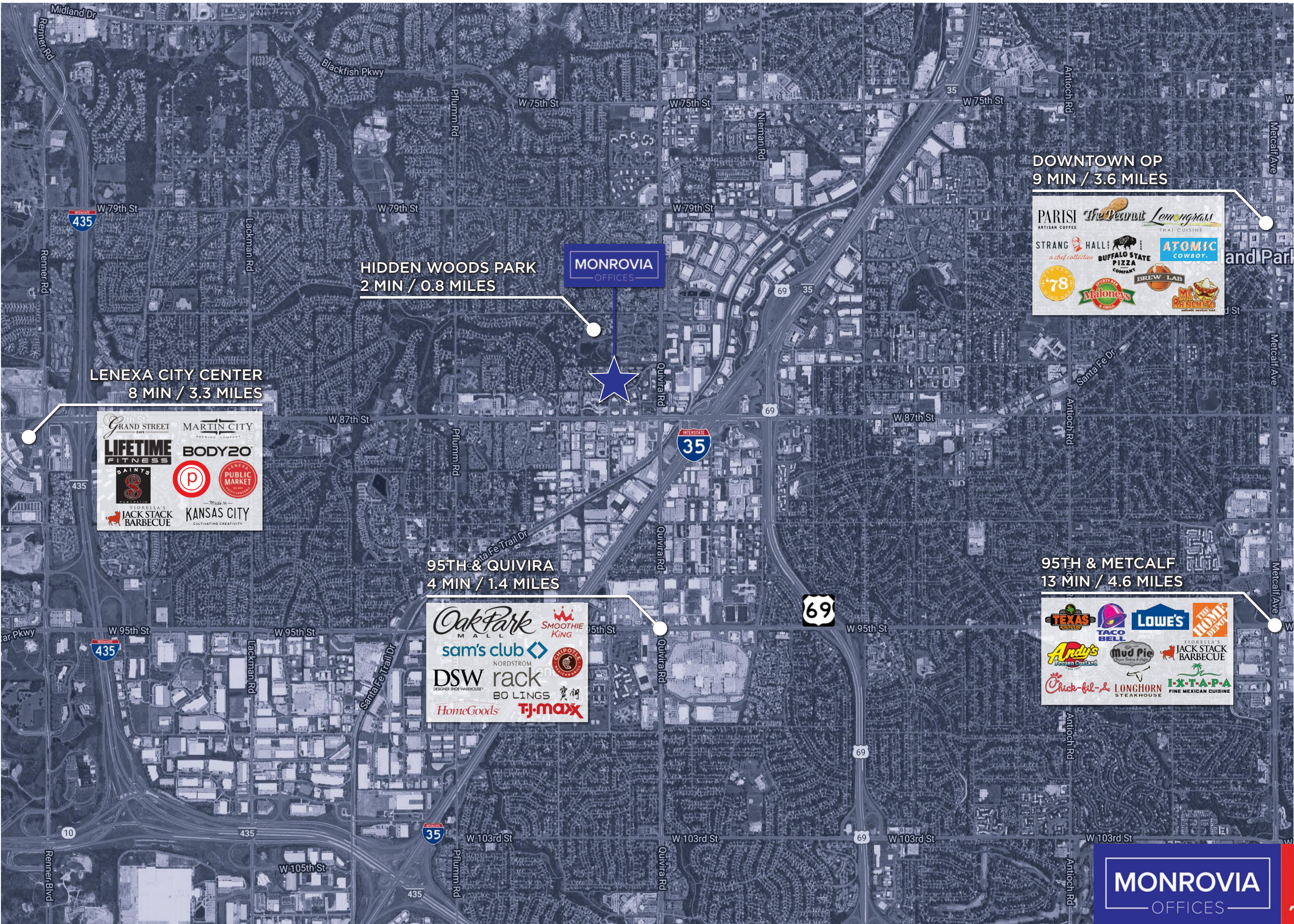




# INTERIOR PHOTOS







DOWNTOWN OP  
9 MIN / 3.6 MILES



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



95TH & METCALF  
13 MIN / 4.6 MILES



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# KANSAS CITY FACTS

**2.3M**  
RESIDENTS

**5<sup>TH</sup>** 2024 WSJ'S TOP 10  
BEST PLACES TO VISIT

**24.5M**  
ANNUAL TOURISTS

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

LISTED AS WALL STREET  
JOURNAL'S HOTTEST

**8<sup>TH</sup>** U.S. JOB  
MARKET

**29<sup>TH</sup>**

MOST POPULATED  
METROPOLITAN AREA  
IN THE UNITED STATES

**\$1.5B**

NEW AIRPORT  
CONSTRUCTED IN 2023

**15%** BELOW NATIONAL  
AVERAGE FOR  
COST OF DOING BUSINESS

**#1** MIDWEST CITY FOR  
TECH JOB GROWTH

# LENEXA FACTS

**#1** FASTEST GROWING CITY  
IN JOHNSON COUNTY

**\$368,000**

MEDIAN HOME VALUE

**\$102K**

MEDIAN HH  
INCOME

**169K** POPULATION  
WITHIN A 5 MILE RADIUS

**19.8** AVERAGE  
**MINS** COMMUTE  
TIME

POVERTY  
RATE. WELL **5.75%**  
BELOW NAT'L AVERAGE

**59,000**  
RESIDENTS

MEDIAN  
AGE **37.7**

**12%** COMMERCIAL  
VALUE GROWTH  
OVER PREVIOUS YEAR

**56.8%** HOMEOWNERHIP  
RATE

**4** MAJOR HIGHWAYS  
CONNECTING LENEXA  
TO THE ENTIRE METRO





# 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.



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# CONTACT

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