

2,500 - 9,000 SF FOR LEASE

Rosehill Office Building



12711 – 12701 W 87th Street Parkway / Lenexa, KS

- Turn-key 2nd floor office space with below market rents and occupancy costs; 2,500 sf up to 9,000 sf available for lease.
- Ample surface parking, 114 total spaces.
- Exterior building signage fronting W 87th Street and positioned with great access and visibility at signalized intersection.
- Convenient proximity within the metro (access just over ½ mile from I-35 and 69 Hwy)
- Amenity-rich corridor on 87th Street which hosts multiple restaurants, banks, health & beauty, and grocery stores for employees and clients.



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

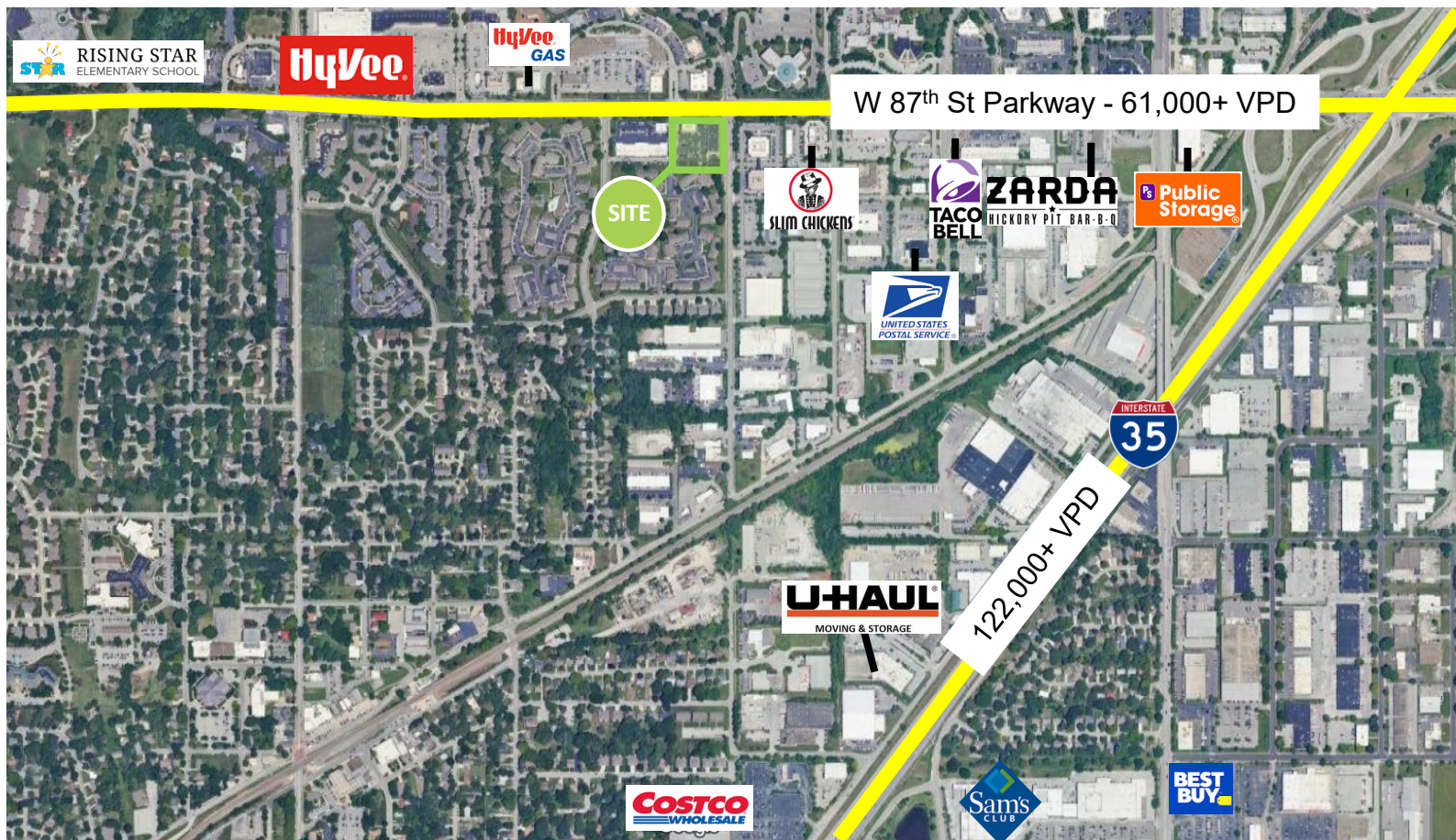
Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com

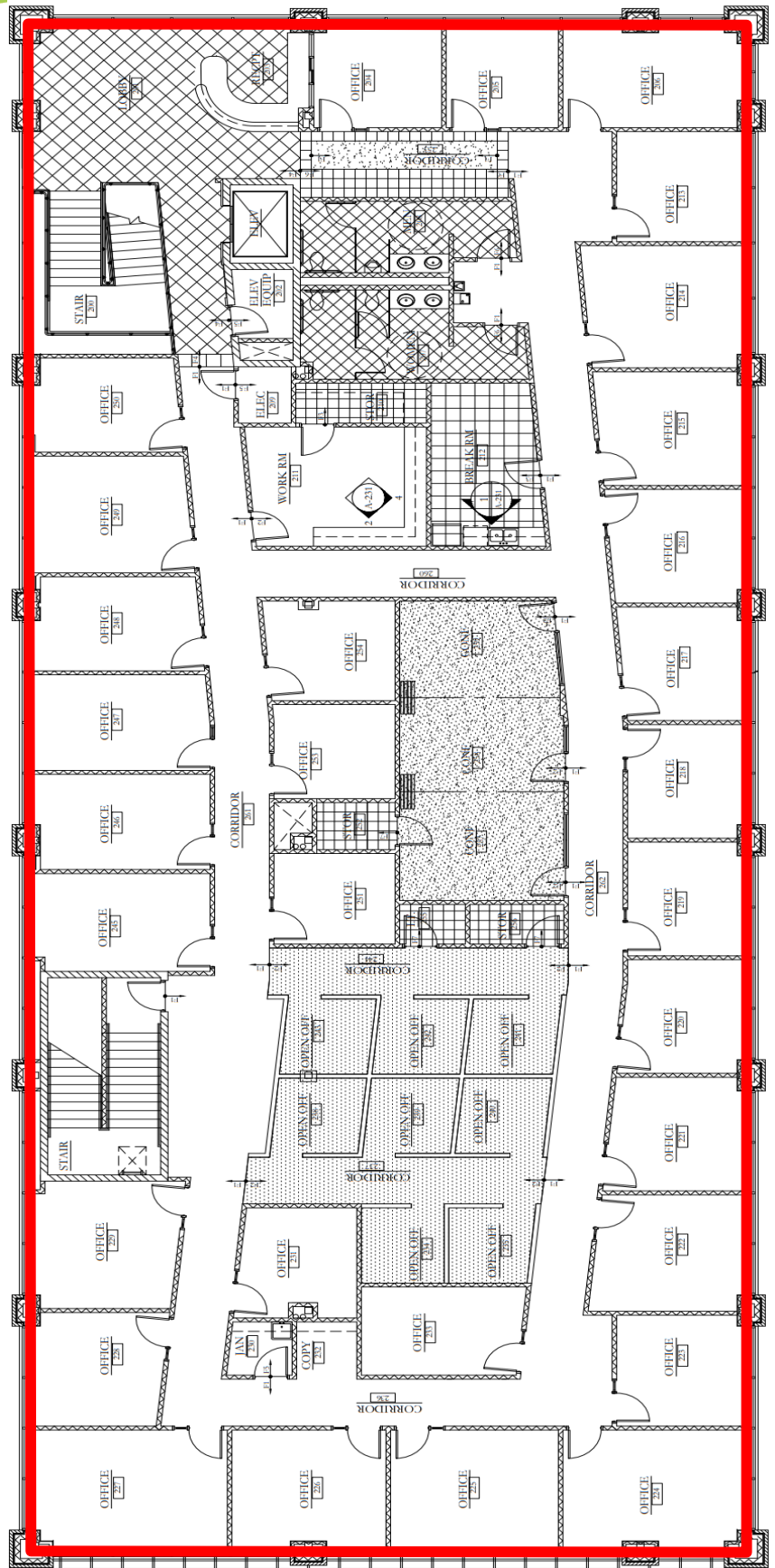
Site Location

Noteable Co-Tenancy

- Located in central Johnson County, which boasts lower rental rates and occupancy cost than competing office in downtown, CBD, Plaza and I-435 corridors
- Conveniently positioned on heavily trafficked W 87th Street Parkway corridor with easy to I-35.
- Notable neighboring properties include Hy-Vee, Hen House, USPS, Lenexa City Hall, Rising Star Elementary School, and multiple restaurants/retailers.



Building Vacancy



Photos



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2020 Population	10,013	99,791	212,742
2024 Population	10,427	99,873	214,560
2029 Projection	10,903	103,701	223,097
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$86,110	\$96,232	\$100,384
Median	\$71,836	\$77,174	\$79,224
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2020 Households	4,591	43,252	93,366
2024 Households	4,824	43,428	94,315
2029 Projection	5,046	45,155	98,192
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$264,812	\$264,378	\$284,136



Other Tuter Properties



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tuteraestate.com

For more information, contact:

Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com