

FOR SALE OR LEASE: OFFICE SPACE

# 2020 W 89TH STREET

LEAWOOD, KS 66206



# PEAK

## Real Estate Partners

CONTACT US:

**ROSS SIMPSON**

(913)-221-3590

GRSIMPSON@PEAKREALESTATEPARTNERS.COM

**HANK SIMPSON**

(913)-400-1252

HSIMPSON@PEAKREALESTATEPARTNERS.COM

[www.peakrealestatepartners.com](http://www.peakrealestatepartners.com)

## PROPERTY HIGHLIGHTS:

- 68,333 +/- square foot office building built in 1991
- Owner/user opportunity
- Excellent highway access – 435 via State Line 2 miles
- Within walking distance to the Ward Parkway Shopping Center & Restaurants
- Professionally third party managed with well capitalized ownership
- **Vacancies:**
  - **Second floor: 33,000 RSF**
  - **Third floor: 7,414 RSF**
- \$24.50 per square foot full-service
- 5/1,000 parking with additional covered parking available

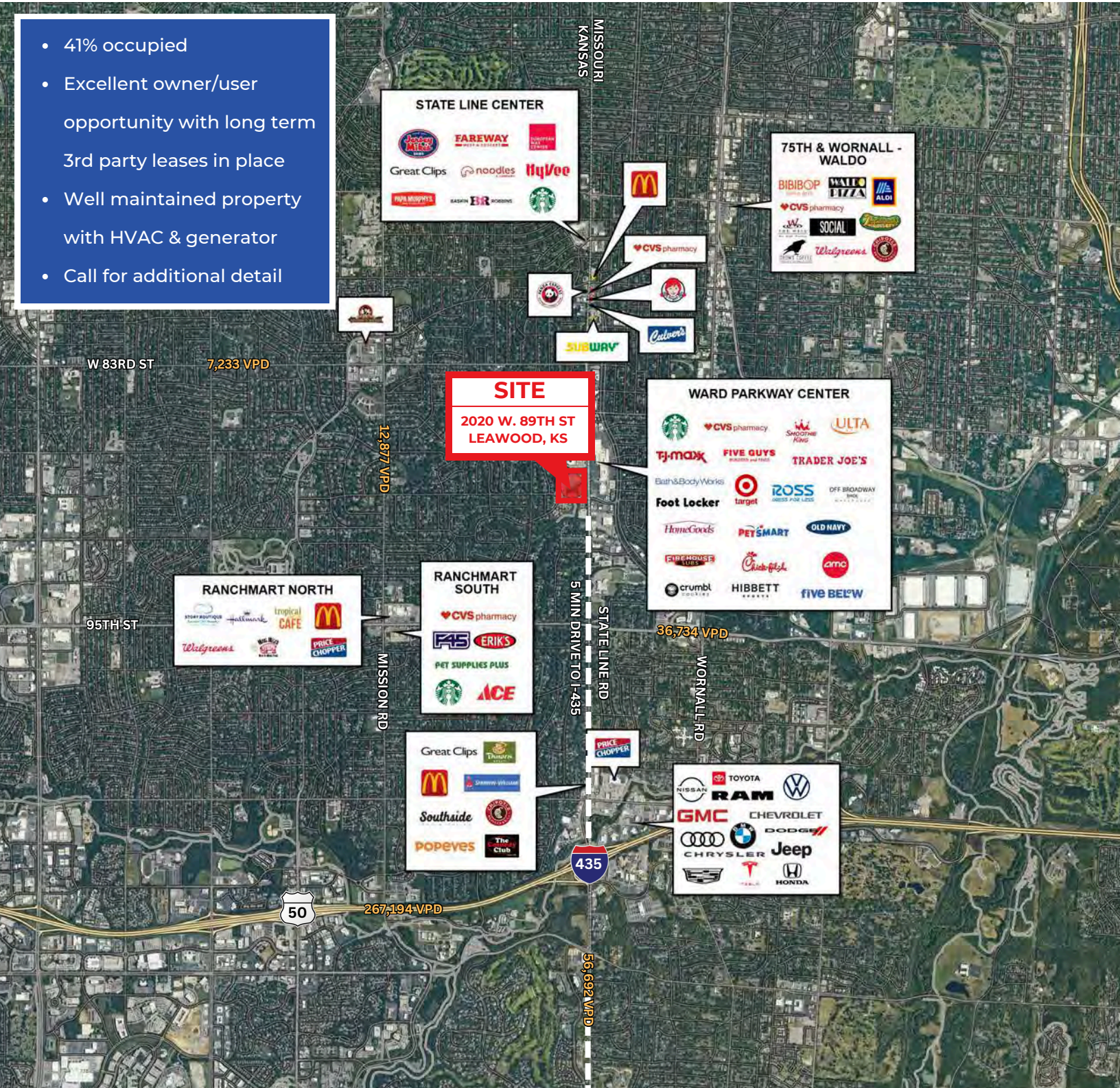
8700 State Line Road, Suite 300  
Leawood, KS 66206



# PROPERTY AERIAL

2020 W. 89TH STREET

- 41% occupied
- Excellent owner/user opportunity with long term 3rd party leases in place
- Well maintained property with HVAC & generator
- Call for additional detail





# PROPERTY AERIAL

2020 W. 89TH STREET

# PEAK

Real Estate Partners



## WARD PARKWAY CENTER



CVS pharmacy



TJ-maxx

FIVE GUYS  
BURGERS and FRIES

TRADER JOE'S

Bath&BodyWorks



ROSS  
DRESS FOR LESS

OFF BROADWAY  
SHOE  
WAREHOUSE

Foot Locker

HomeGoods

PET SMART

OLD NAVY

FIREHOUSE  
SUBS



HIBBETT  
SPORTS

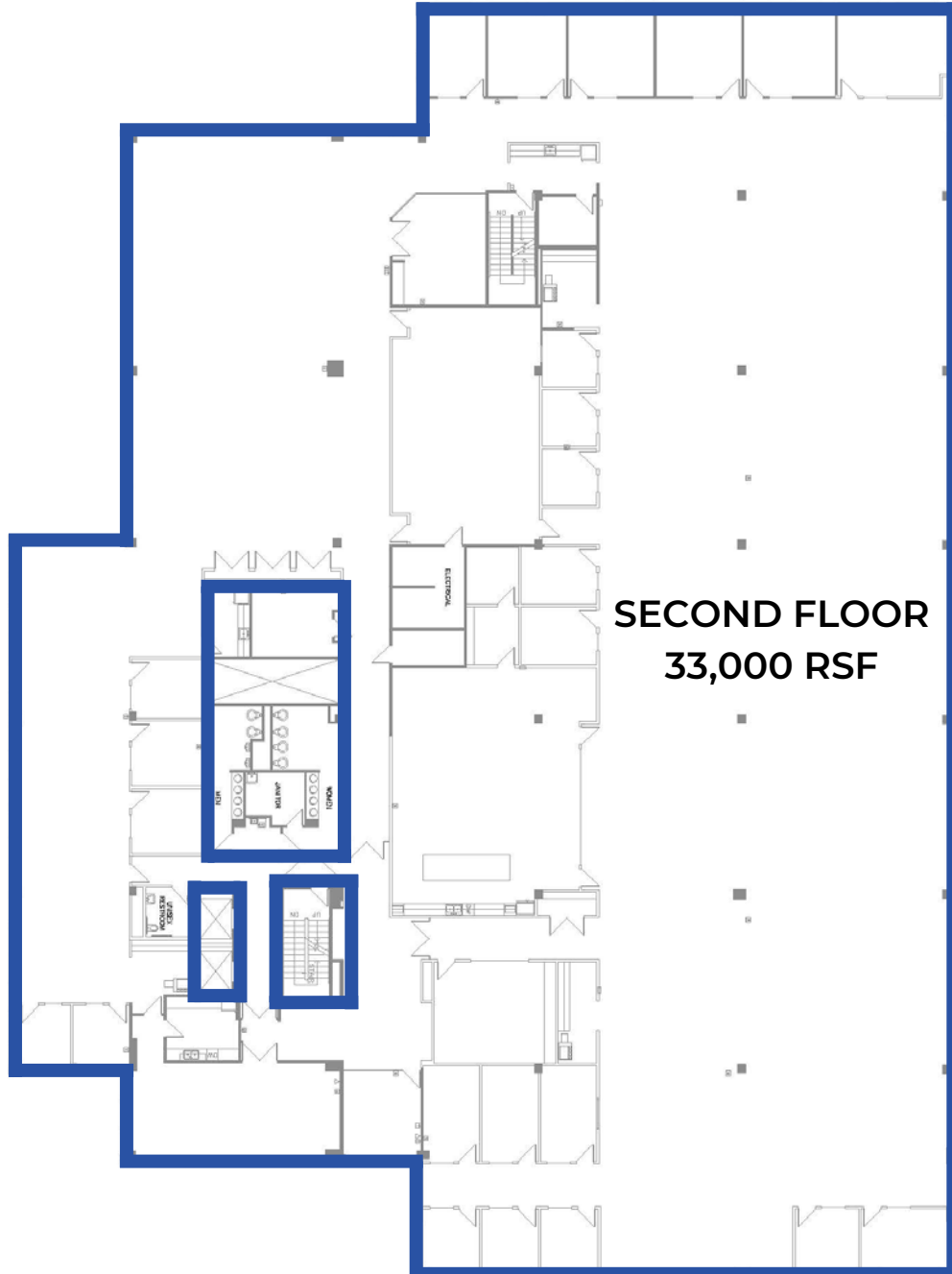
five BELOW

8700 State Line Road, Suite 300  
Leawood, KS 66206



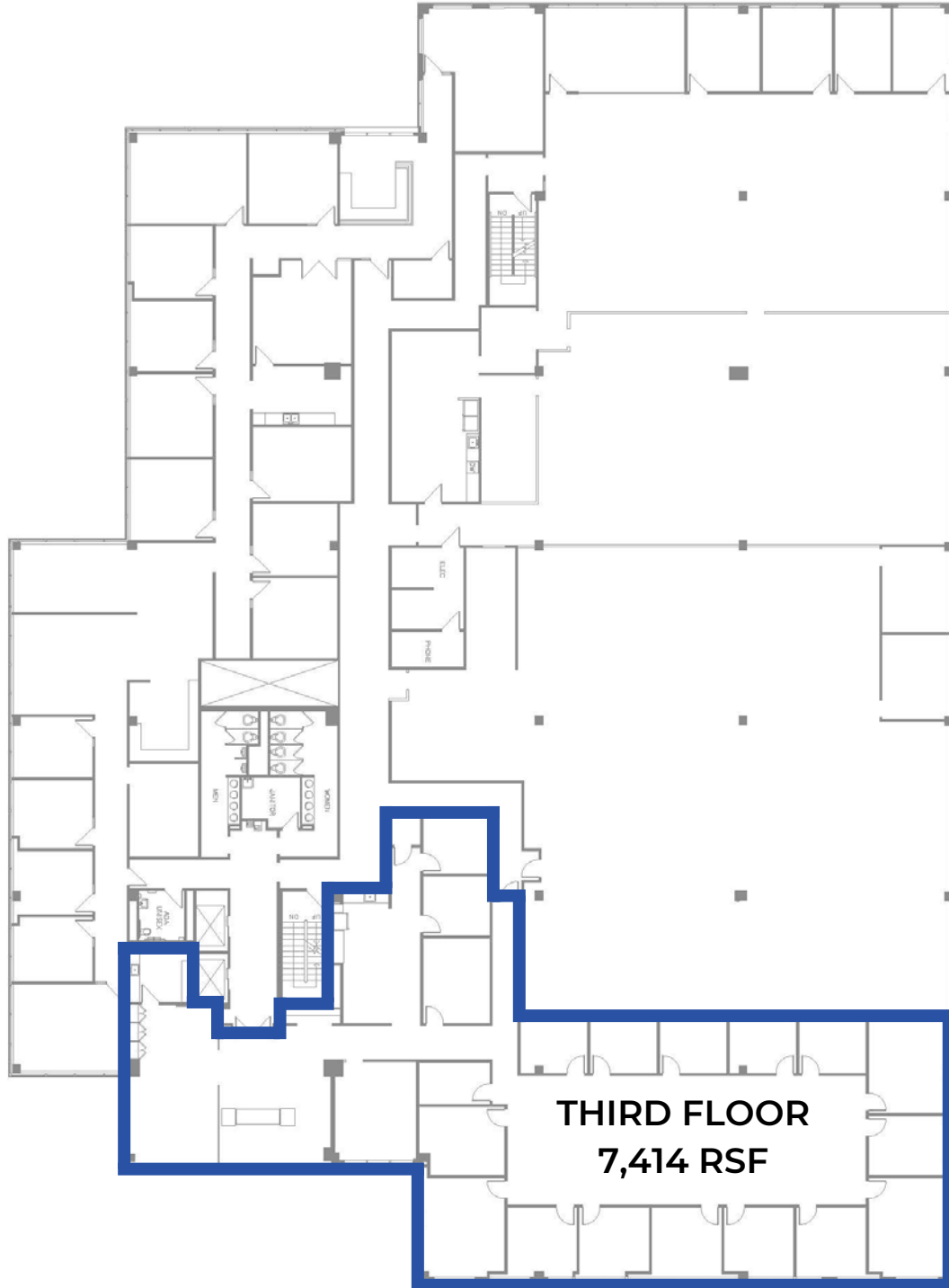
# FLOOR PLAN

SECOND FLOOR | 33,000 RSF



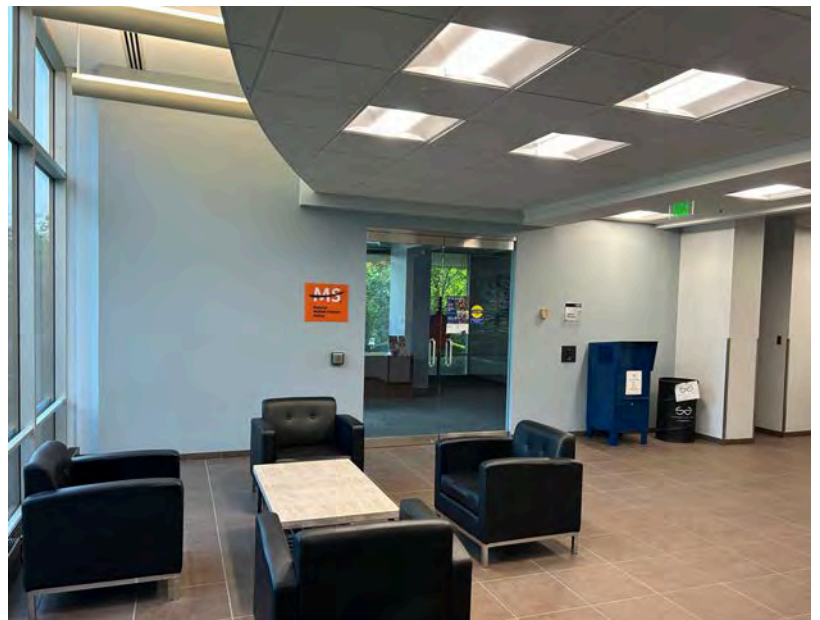
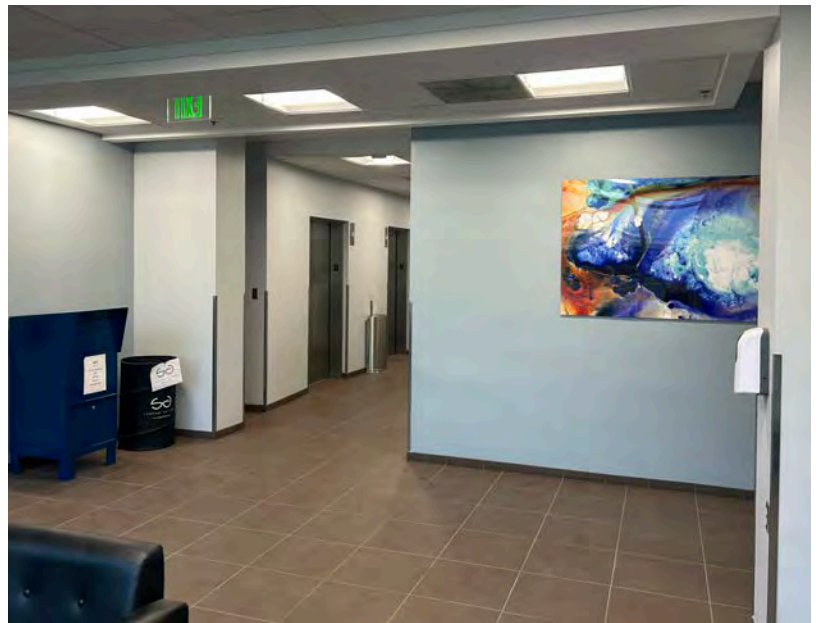
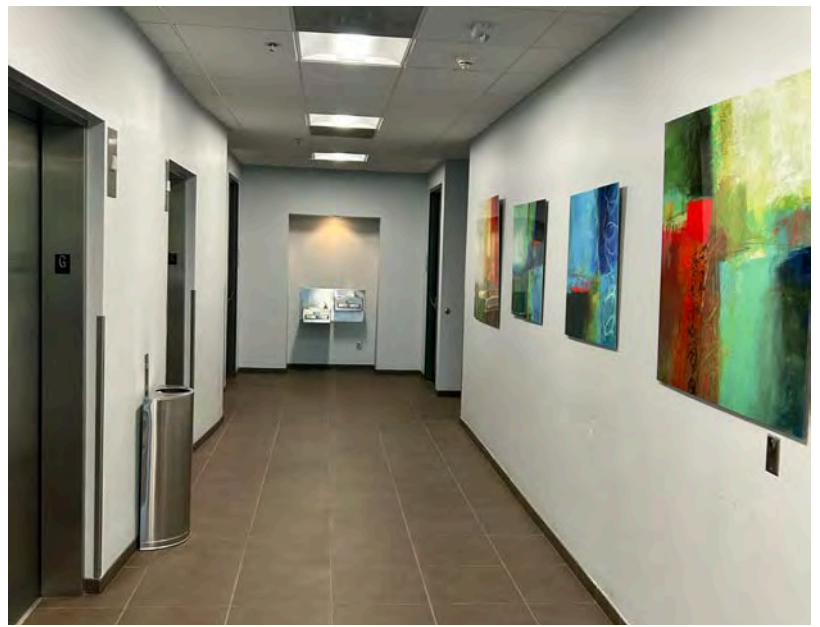
# FLOOR PLAN

THIRD FLOOR | 7,414 RSF RSF



# 2020 W 89TH STREET

LEAWOOD,  
KANSAS 66206



CONTACT US:

ROSS SIMPSON

(913)-221-3590

GRSIMPSON@PEAKREALESTATEPARTNERS.COM

HANK SIMPSON

(913)-400-1252

HSIMPSON@PEAKREALESTATEPARTNERS.COM