
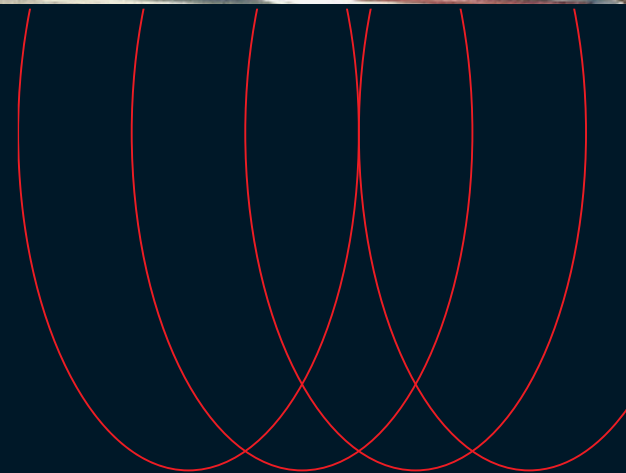




For sale/lease

15137 Rosewood Dr, Leawood, KS
11,375 SF Building

 **JLL** SEE A BRIGHTER WAY



Property Overview

Address	15137 Rosewood St Leawood, KS
Size	11,375 Square Feet
County	Johnson
Year Built	2004
Site Area	1.15 Acres
Construction	Curtain - Stone Panels
Parking	51 Surface Spaces
Zoning	MXD - Mixed Use District
Sale Price	\$2,500,000 \$219.78 PSF



11,375
Square Feet

1.15
AC Lot

\$219.78/SF
Asking Price

15137 Rosewood St / Leawood, KS

15137 Rosewood St

This property represents an excellent owner-user opportunity for a company to own and grow within their own building in the heart of the 151st St corridor.

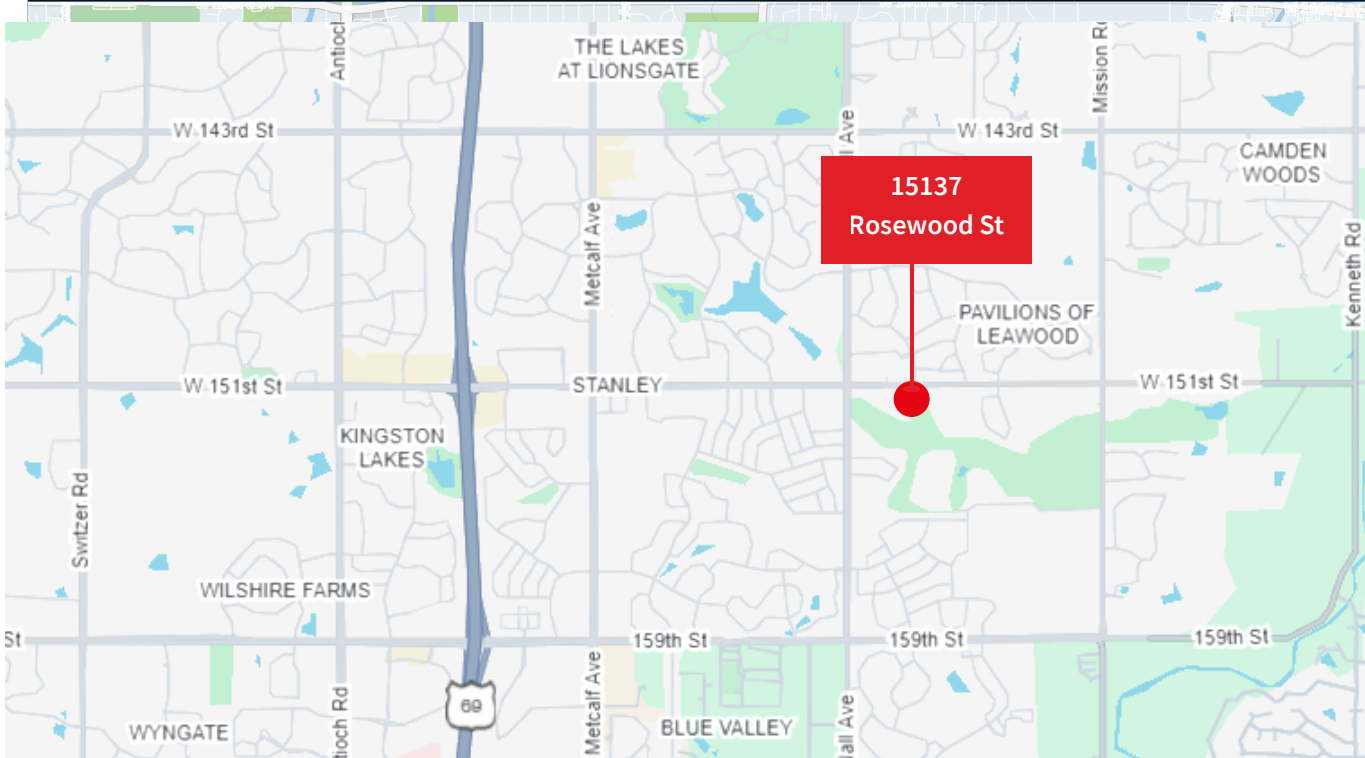
South Johnson County historically has been and continues to be Kansas City’s strongest office investment submarket with property values steadily increasing.



Property overview

- Owner-user opportunity located in Leawood, KS.
- Great highway accessibility - located within minutes of 69 highway.
- Located within minutes of retail centers
 - Stanley Square Shopping Center
 - Corbin Park.
- Direct access to I-435 via Roe Ave.

	1 mile	3 miles	5 miles 6
Estimated population	10,088	58,184	132,044
Estimated households	3,348	21,902	50,905
Est. Average HH income	\$254,608	\$192,293	\$189,527



Investment Highlights

- Building has been diligently maintained by ownership.
- Prime location in Leawood, Kansas.
- Exterior Building Signage Opportunity.
- 3 new HVAC units replaced in 2025.
- 1 long-term tenant in place.
- Opportunity to occupy \pm 8,000-10,000 SF.

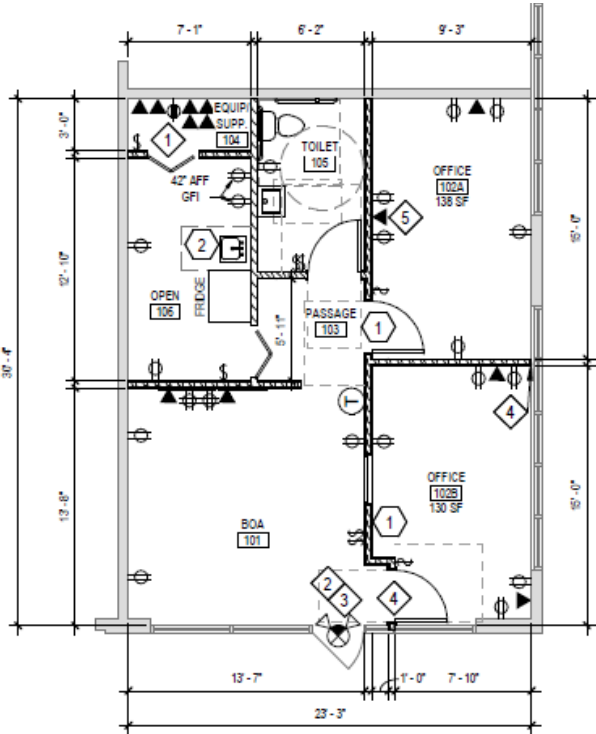


Tenant Overview

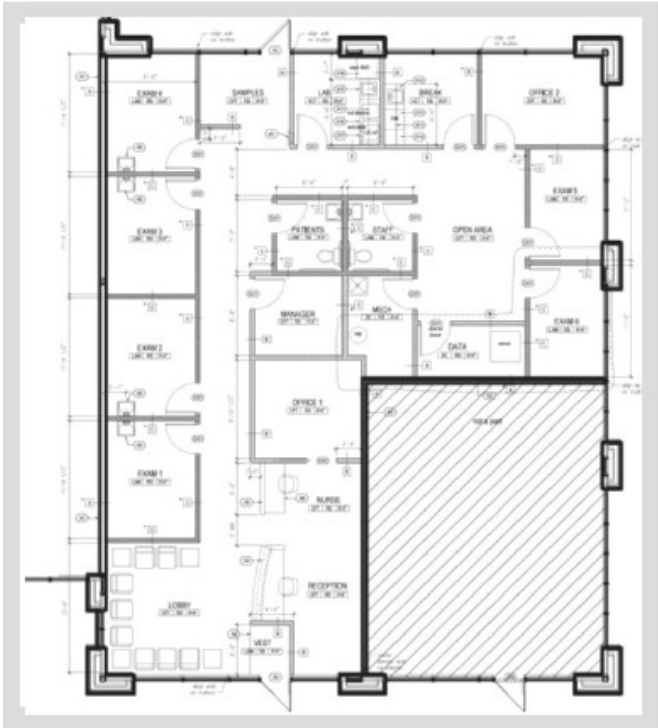
Suite	Tenant	Size	Expiration	Build Out
15121	Edward Jones	705 SF	11/01/2032	Office
15137	VACANT	2,428 SF	TBD	Medical
15133	Reece Nichols	7,855 SF	2/28/2026	Office

Operating Expenses	Total	Per SF
CAM & Utilites	\$41,108.82	\$3.61
Insurance	\$11,159.25	\$0.98
Taxes	\$69,670.81	\$6.12
Total OPEX	\$121,938.88	\$10.72

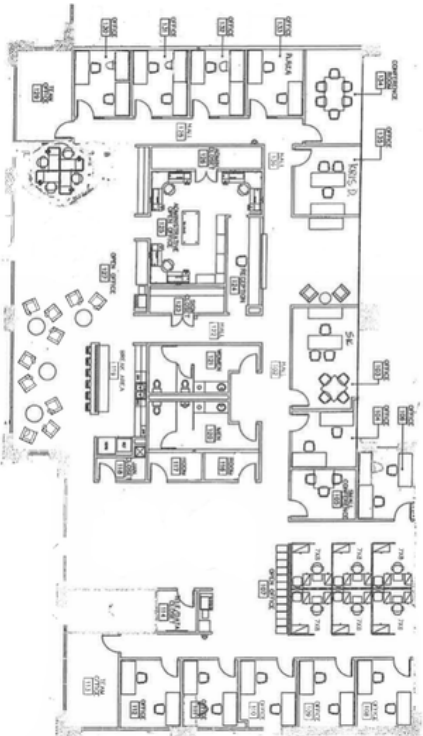
15121



15137



15133

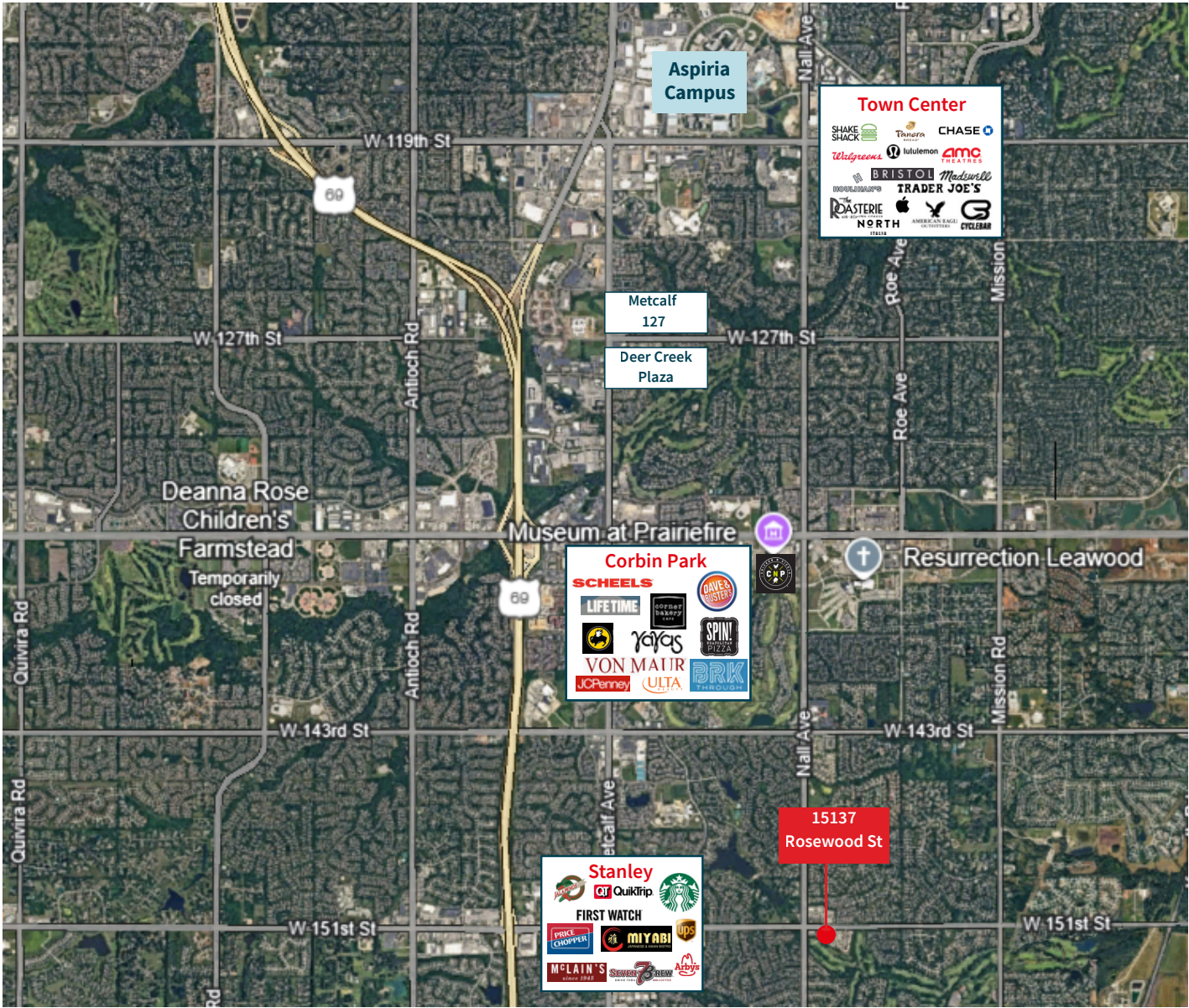


15137 Rosewood St / Leawood, KS

Site aerial



Location map



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