



# For sale/lease

15137 Rosewood Dr, Leawood, KS

11,375 SF Building

## Property Overview

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



**11,375**

Square Feet

**1.15**

AC Lot

**\$219.78/SF**

Asking Price

## 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.

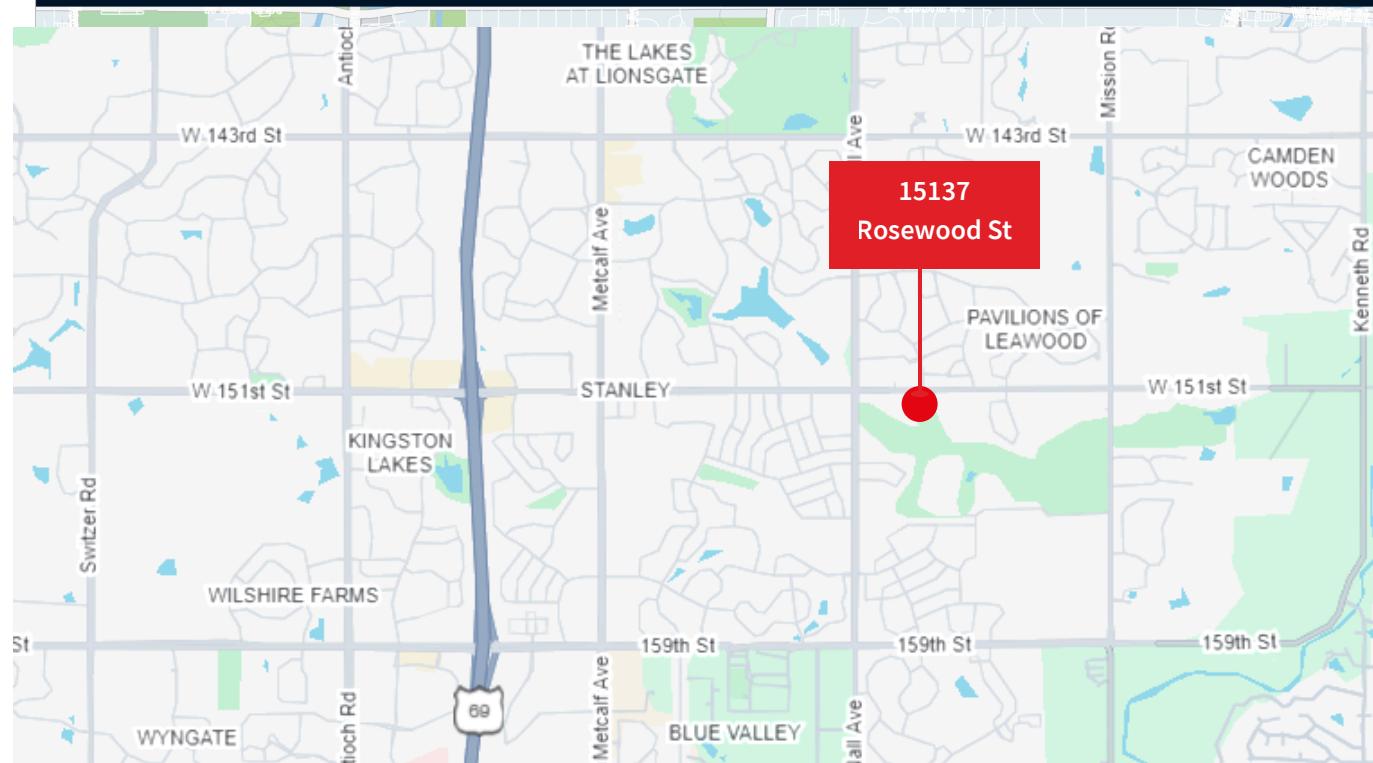
**South Johnson County historically has** been and continues to be Kansas City's strongest office investment submarket with property values steadily increasing.



## Property overview

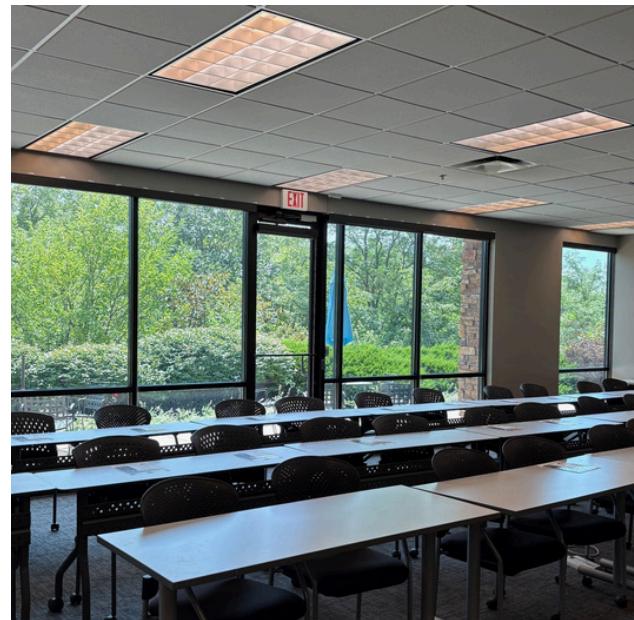
- Owner-user opportunity located in Leawood, KS.
- Great highway accessibility - located within minutes of 69 highway.
- Located within minutes of retail centers
  - Stanley Square Shopping Center
  - Corbin Park.
- Direct access to I-435 via Roe Ave.

	1 mile	3 miles	5 miles 6
<b>Estimated population</b>	10,088	58,184	132,044
<b>Estimated households</b>	3,348	21,902	50,905
<b>Est. Average HH income</b>	\$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 ± 8,000-10,000 SF.

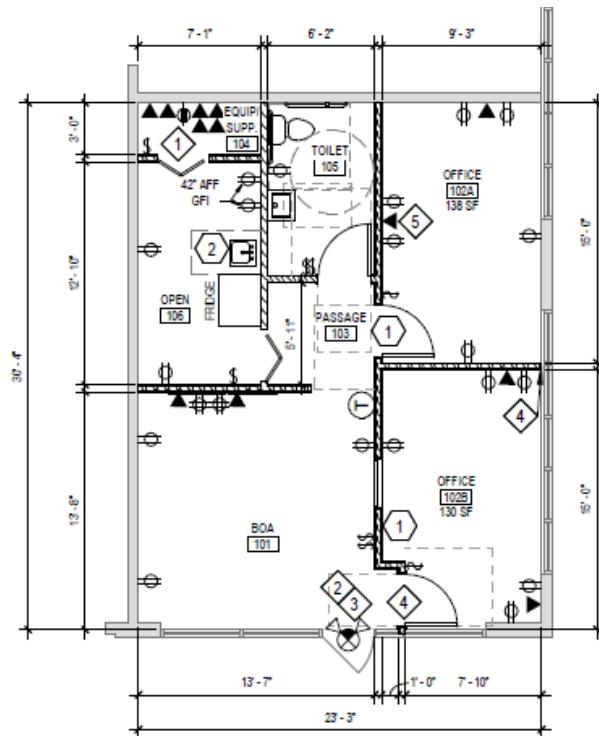


## Tenant Overview

<b>Suite</b>	<b>Tenant</b>	<b>Size</b>	<b>Expiration</b>	<b>Build Out</b>
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
<b>Total OPEX</b>	<b>\$121,938.88</b>	<b>\$10.72</b>

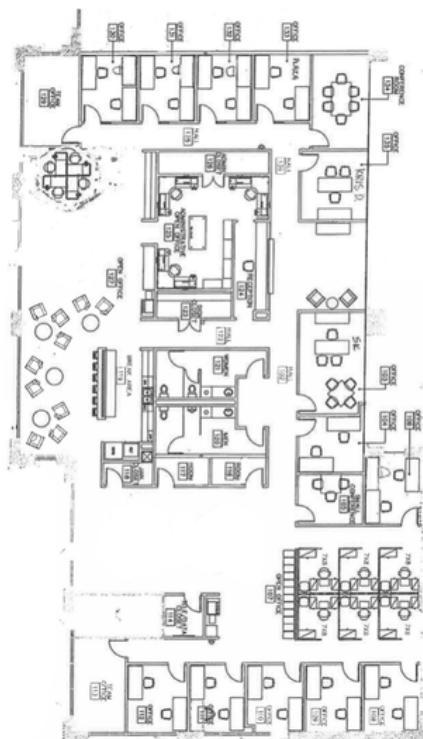
15121



15137



15133



15137 Rosewood St / Leawood, KS

Site aerial



## Location map





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