For Sale or Lease

801 N. Meadowbrook Drive Olathe, Kansas



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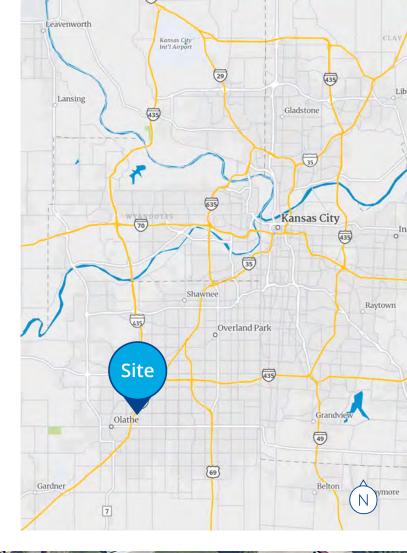
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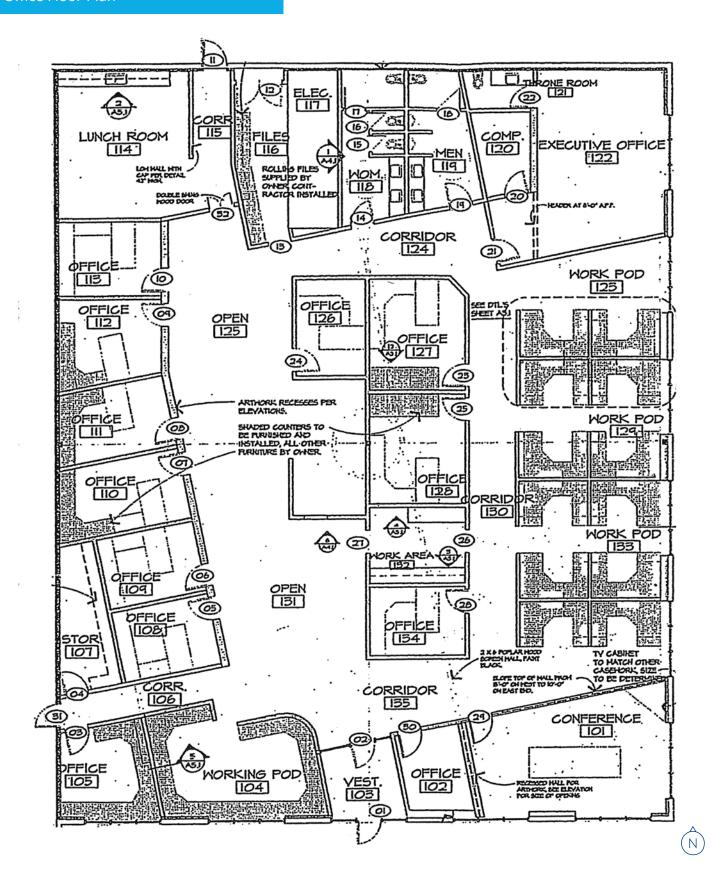
Property Features	
Building Size:	24,650± SF
Office Area:	8,000± SF
Land Area:	1.76 acres
Year Built:	1997
Zoning:	M-1
Clear Height:	20'
Loading:	 3 dock-high doors 2 drive-in doors
Sprinkler:	Wet system
Electrical:	600+ amps/480v/3ph
Sale Price:	\$3,300,000
Lease Rate:	\$8.00 PSF, NNN Operating expenses: \$2.52 PSF (Tenant to self-perform CAM)



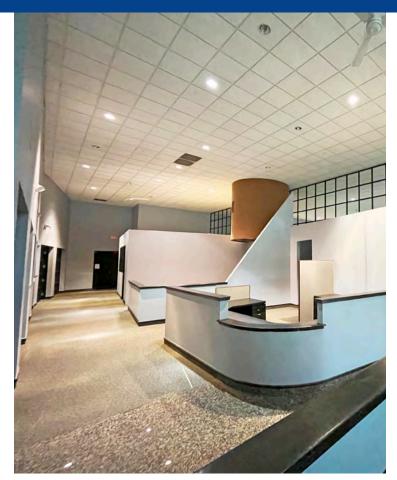


801 N. Meadowbrook Drive

Office Floor Plan



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