

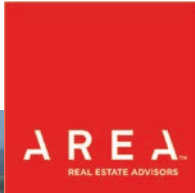
±8,000 SF OFFICE BUILDING FOR SALE
OWNER-USER / INVESTMENT / MOB CONVERSION
8730 BOURGADE STREET • LENEXA, KS

AREA
REAL ESTATE ADVISORS



**JUST 3 MINUTES FROM
LENEXA CITY CENTER**

PROPERTY HIGHLIGHTS



Purchase Price: \$2,016,000 (\$240.00 PSF)

Building Size: 8,400 SF

Year Built / Renovated: 1998 / 2014 / 2020

Parking: 33 surface stalls (3.92/1,000 SF ratio)

Land Size: 1.29 AC (56,192 SF)

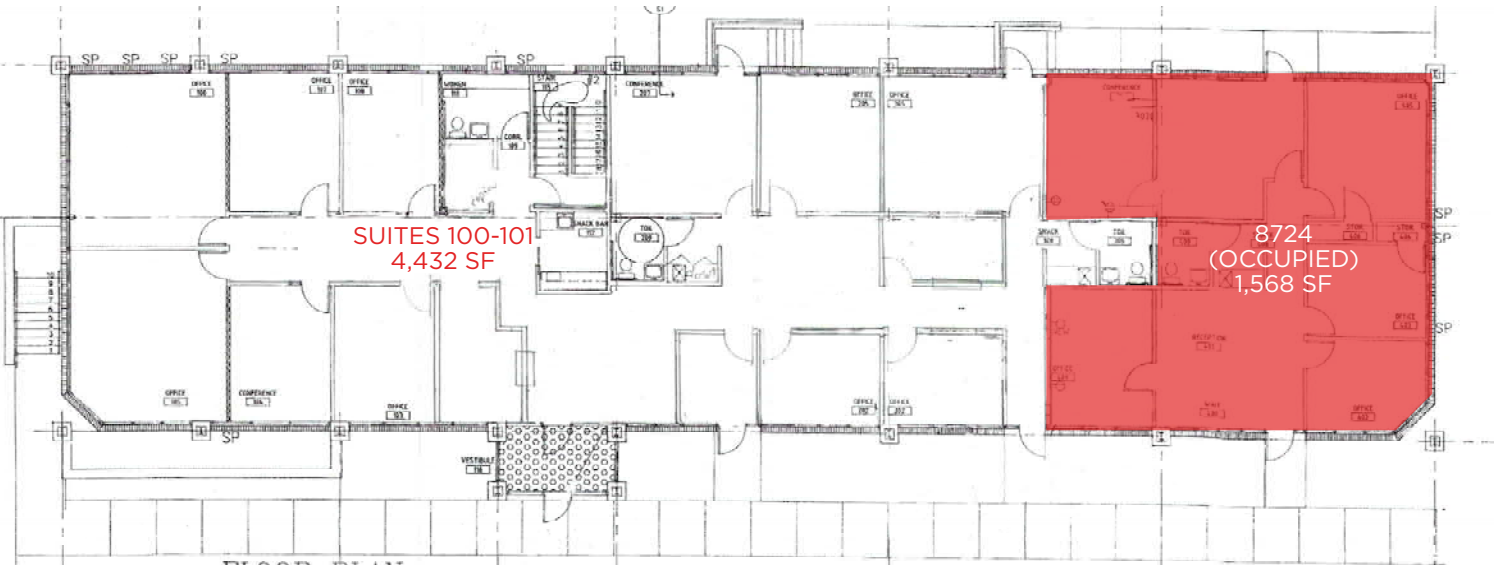
Zoning: NPO

8730 Suites 100-101	Available	4,432 SF
8730 Suite 200 (lower level)	Available	2,400 SF
8724 (Chiropractor)	Occupied	1,568 SF \$20.80 PSF (\$1.00 PSF final-year escalation) Lease expiration: 10/31/27
Total Building	8,400 SF (6,000 SF first floor + 2,400 SF lower level)	

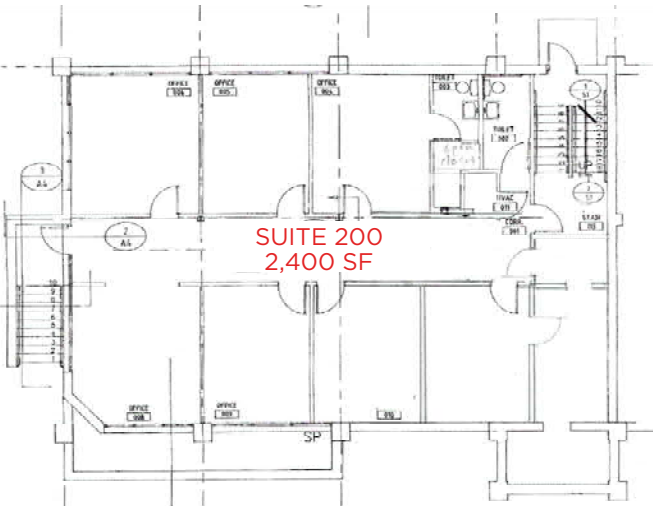
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FLOOR PLAN

FIRST FLOOR

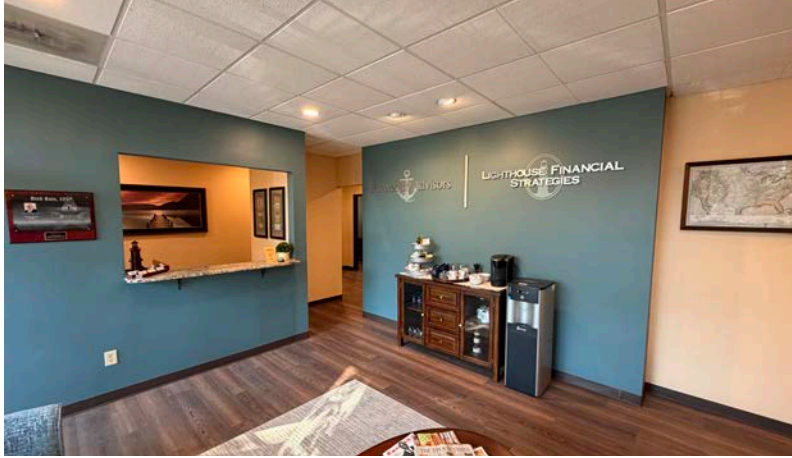


LOWER LEVEL



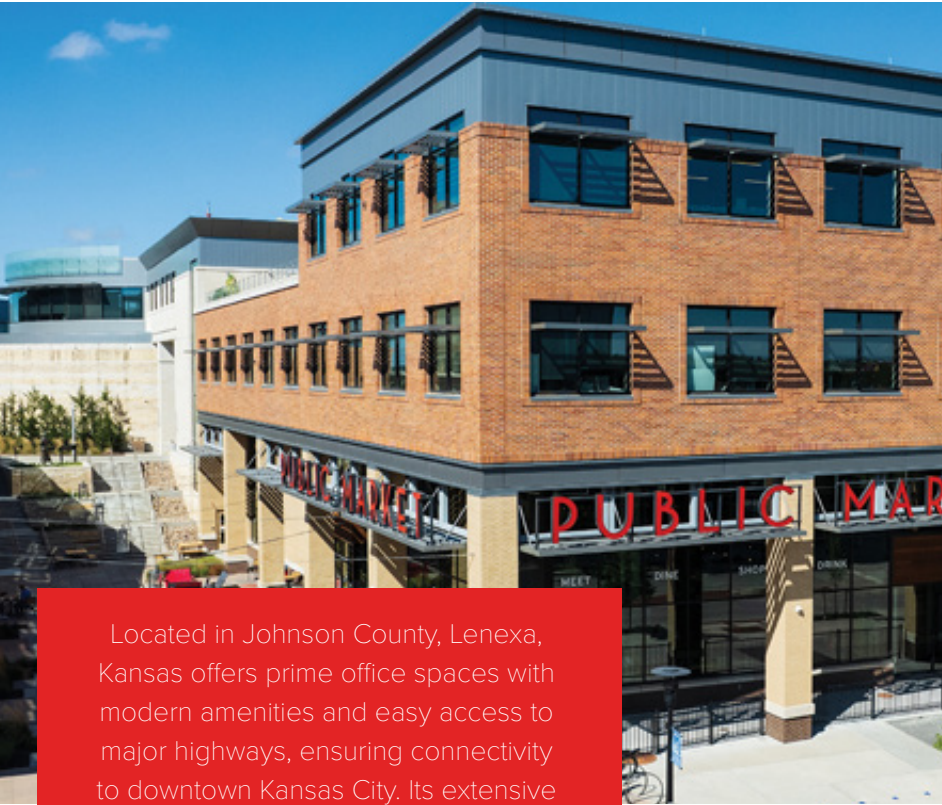
INTERIOR PHOTOS

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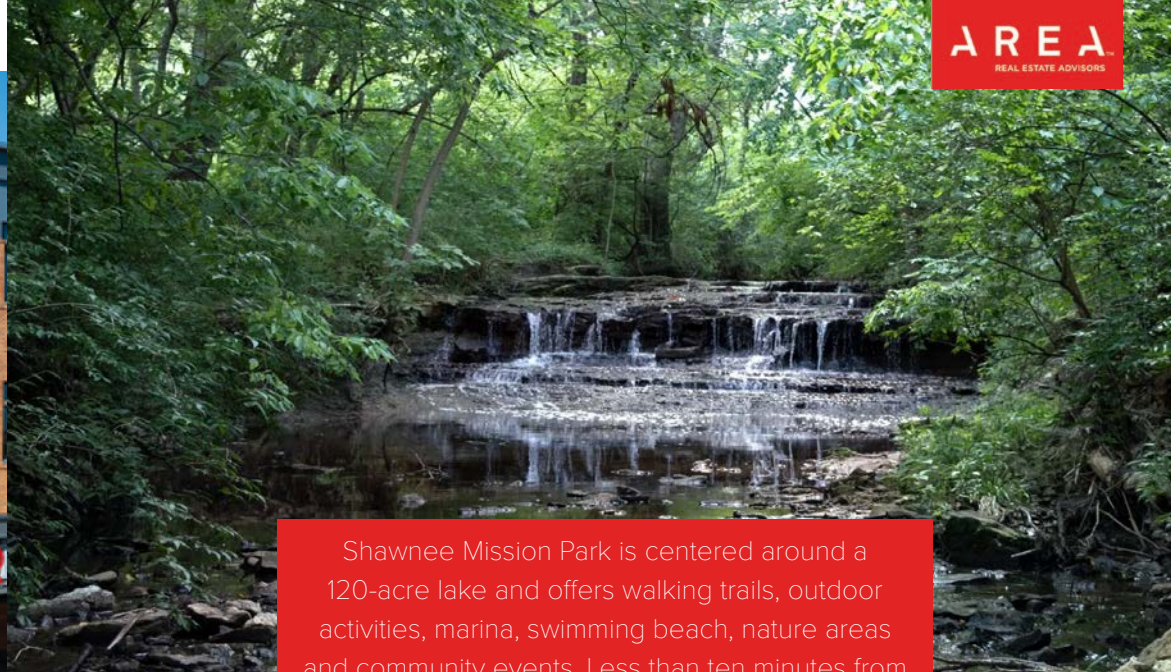


LENEXA, KS

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Located in Johnson County, Lenexa, Kansas offers prime office spaces with modern amenities and easy access to major highways, ensuring connectivity to downtown Kansas City. Its extensive business portfolio, proximity to high net-worth residential, diverse dining options, and recreational amenities make it an ideal location for office tenants seeking both productivity and quality of life. With a strong local economy and a range of commercial opportunities, Lenexa provides a dynamic yet stable environment for businesses to thrive and grow alongside its community.



Shawnee Mission Park is centered around a 120-acre lake and offers walking trails, outdoor activities, marina, swimming beach, nature areas and community events. Less than ten minutes from 8730 Bourgade, the park provides a convenient outdoor escape before, after or during a work day.



Sonoma Plaza is a mixed-use development anchored by McKeever's Market that combines retail, dining, and residential apartments in a walkable setting. Walking distance to 8730 Bourgade, Sonoma Plaza offers several restaurant and retail options.



LENEXA FACTS

AREA
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#1 FASTEST GROWING CITY
IN JOHNSON COUNTY

\$368,000
MEDIAN HOME VALUE

\$102K
MEDIAN HH
INCOME

19.8 AVERAGE
COMMUTE
MINS TIME

POVERTY
RATE. WELL **5.75%**
BELOW NAT'L AVERAGE

59,000
RESIDENTS

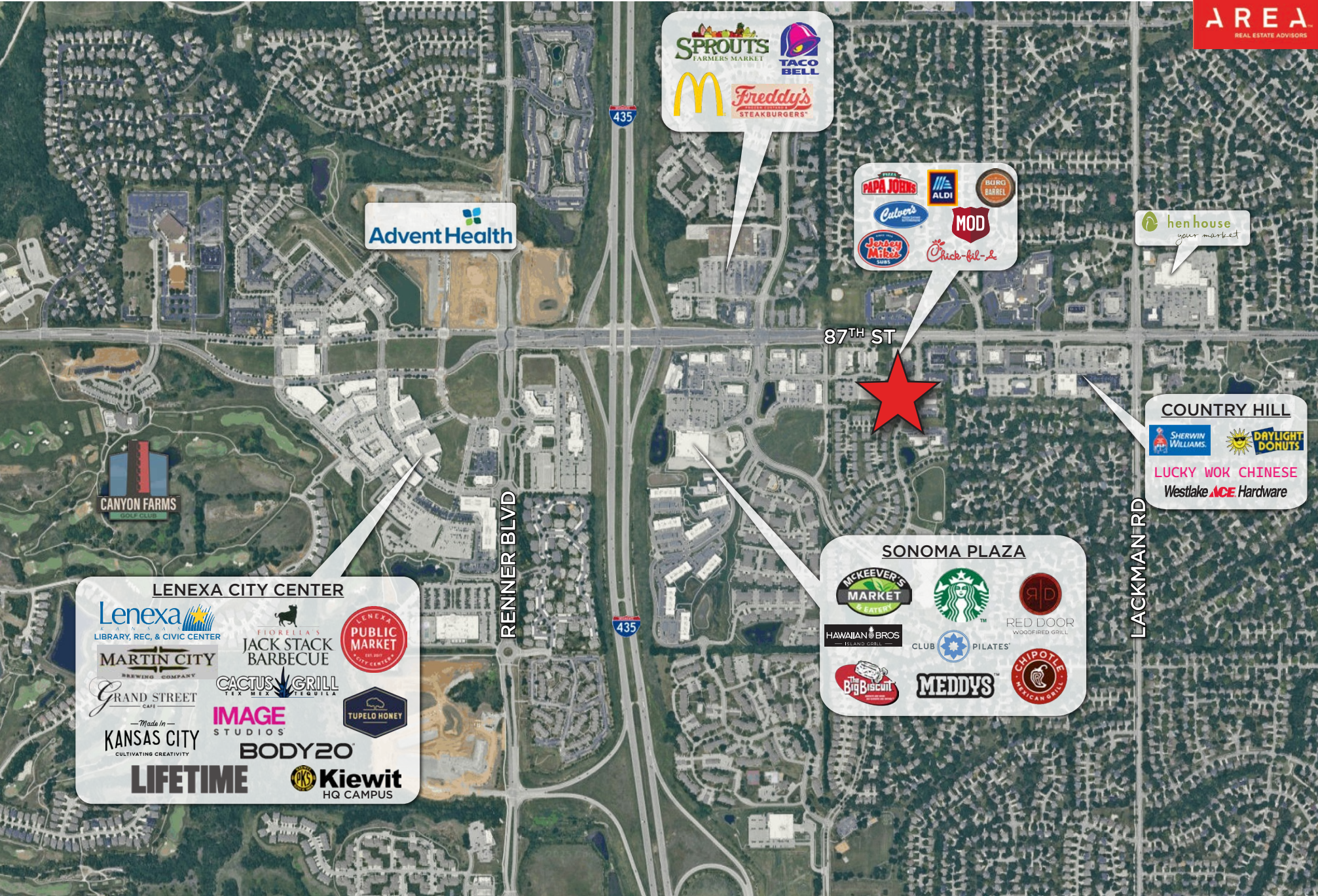
12% COMMERCIAL
VALUE GROWTH
OVER PREVIOUS YEAR

MEDIAN
AGE **37.7**

4 MAJOR HIGHWAYS
CONNECTING LENEXA
TO THE ENTIRE METRO

56.8% HOMEOWNERSHIP
RATE

AERIAL VIEW





MORE INFORMATION

JAY HAWKINS
JHAWKINS@OPENAREA.COM
816.895.4808

DREW HARDING
DHARDING@OPENAREA.COM
816.777.2859