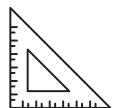


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Real Broker, LLC

FOR SALE OFFICE/RETAIL

10484 MARTY STREET OVERLAND PARK, KS 66212



4,509 sq ft +/-



Built in 1982



\$800,000

- **±4,500 SF Owner-User Opportunity**
Ideal for professional, medical, or creative office use
- **Highly Flexible Layout**
12 private offices, 2 conference rooms, plus large open workspace
- **Proven Versatility**
Long-term law firm occupancy; previously operated as a daycare
- **Prime, Accessible Location**
Immediate access to major highways for clients and employees
- **Surrounded by Amenities**
Office, retail, restaurants, and shopping nearby



JEREMY APPLEBAUM

 JEREMY@APPLEBAUMKC.COM
 [913.961.1234](tel:913.961.1234)

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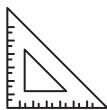
A COMPELLING OPPORTUNITY FOR AN OWNER-USER SEEKING LONG-TERM CONTROL, ADAPTABILITY, AND A LOCATION THAT SUPPORTS GROWTH.

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STRATEGICALLY POSITIONED WITH CLOSE PROXIMITY TO
ALL MAJOR HIGHWAYS, THE LOCATION PROVIDES SEAMLESS
ACCESS FOR EMPLOYEES AND CLIENTS ALIKE.

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