



REECE

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a Berkshire Hathaway Affiliate

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4630 W 137TH ST

LEAWOOD, KS 66224



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5,025

SQUARE FEET

CLASS A OFFICE BUILDING



FOR SALE

\$1,150,000 (\$228/SF)

YEAR BUILT

2007

BUILDING TYPE

OFFICE/CONDO

ZONING

SD-O

PROPERTY DESCRIPTION

The property is being offered as a “fee simple” sale. Recent improvements include new roof, three new HVAC units and some window replacements. Scheduled improvements include new parking lot with 21 parking spaces and flat work improvements on sidewalks.

HIGHLIGHTS

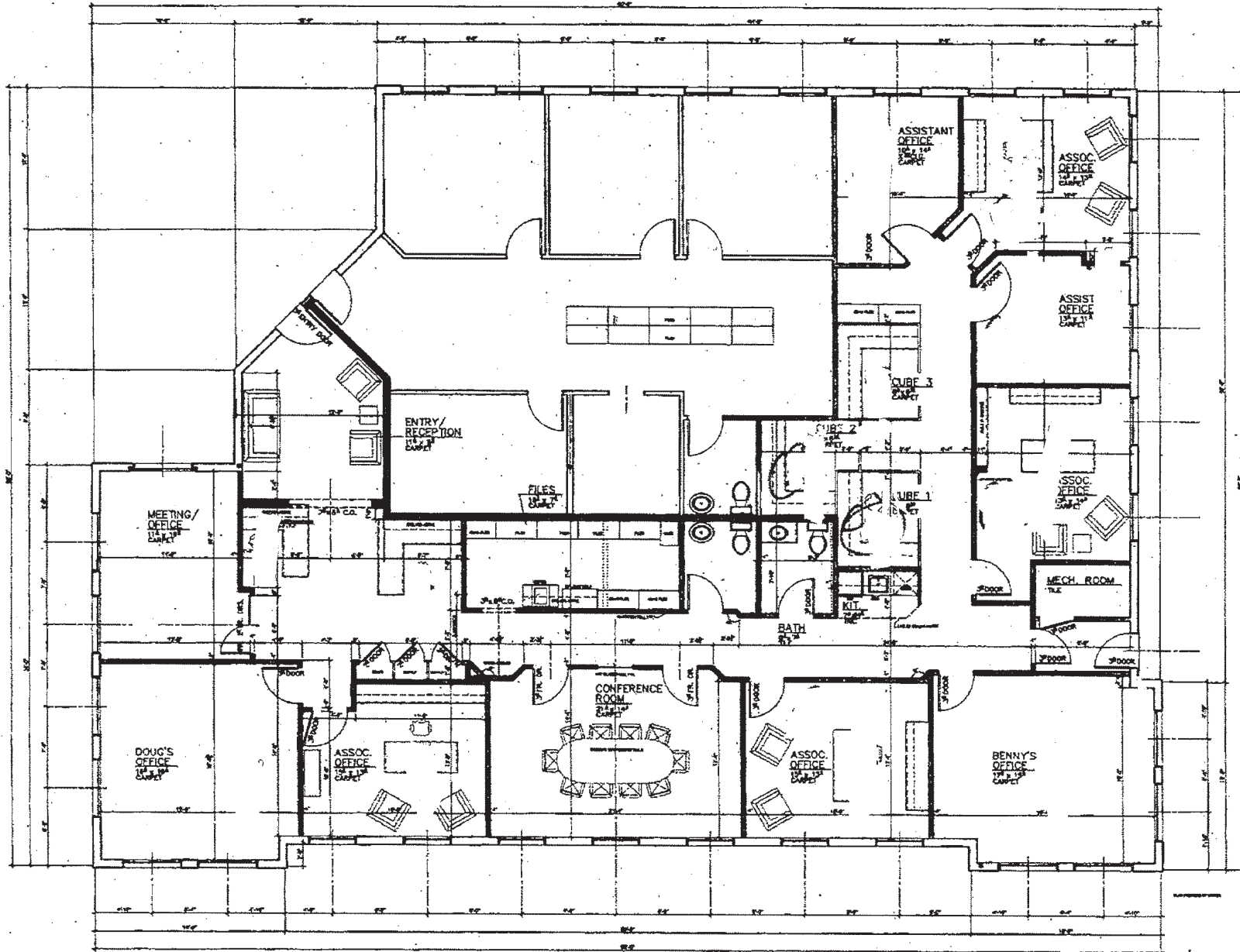
- Currently Divided into 2 Units; 3,658 SF and 1,367 SF
- Includes 13 Offices, 2 Conference Rooms, Bullpen Area, 2 Break Rooms, Reception, and 3 Restrooms
- Ideal for Law Firm, CPA, Real Estate Company, Professional Services
- “Aventino Luxury Villas in Leawood” is under construction around this building
- Located in Affluent South Johnson County Near 135th & Roe
- Close Proximity to Many Amenities Including Prairie Fire & Corbin Park



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FLOOR PLAN

20"
← 81" →



SOUTH

PLAN option b
PATTERSON OFFICES 3561 SQ. FT.
(ROOM FOOTAGE APPROXIMATED)



BUILDING "S"
FLOOR PLAN
1/4" SCALE



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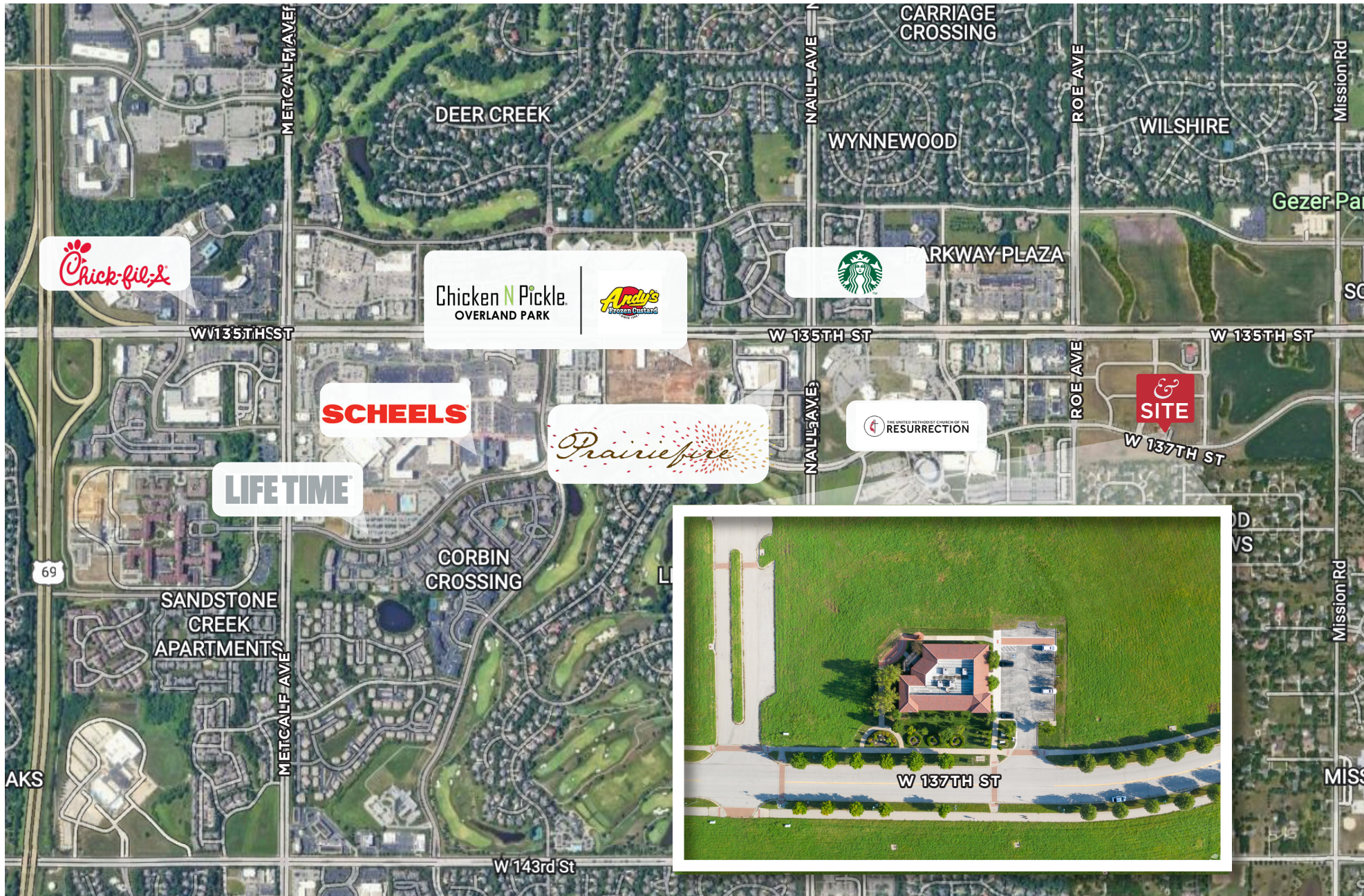
PHOTOS





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AERIAL



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