

# 25000 COLLEGE BLVD

OLATHE, KS 66061



**PRICE REDUCTION!**



## HIGHLIGHTS

- » 10,664 SF Flex Building
- » 3,682 SF Warehouse with 22'-24' Ceiling Height & Drive-In Door
- » 3,300 Total SF Office with 12'-15' Ceiling Height
  - Ste 100 East - 1,800 SF
  - Ste 200 West - 1,500 SF
- » High End Office Space Finishes
- » Full Kitchen
- » Travertine Floors, Maple Wood Molding, LED Light Fixtures
- » LED Lighting - 150 Watt, Dimmable
- » Warehouse has HVAC, heat and air conditioning
- » Racking Available at Price

**FOR SALE**  
**FOR LEASE**

**\$1,928,000 or**  
Office - \$19.00/SF IG  
Warehouse - \$9.00/SF IG

\*Note: Favorable bank financing available

## DEMOGRAPHICS

|                           | 1 Mile    | 3 Mile    | 5 Mile   |
|---------------------------|-----------|-----------|----------|
| 2018 TOTAL POPULATION     | 3,042     | 21,523    | 72,792   |
| 2018 MED HOUSEHOLD INCOME | \$166,952 | \$114,970 | \$87,248 |

### Jim Thome

Direct: 913.548.8700

Fax: 913.981.9082

Email: [jthome@reececommercial.com](mailto:jthome@reececommercial.com)

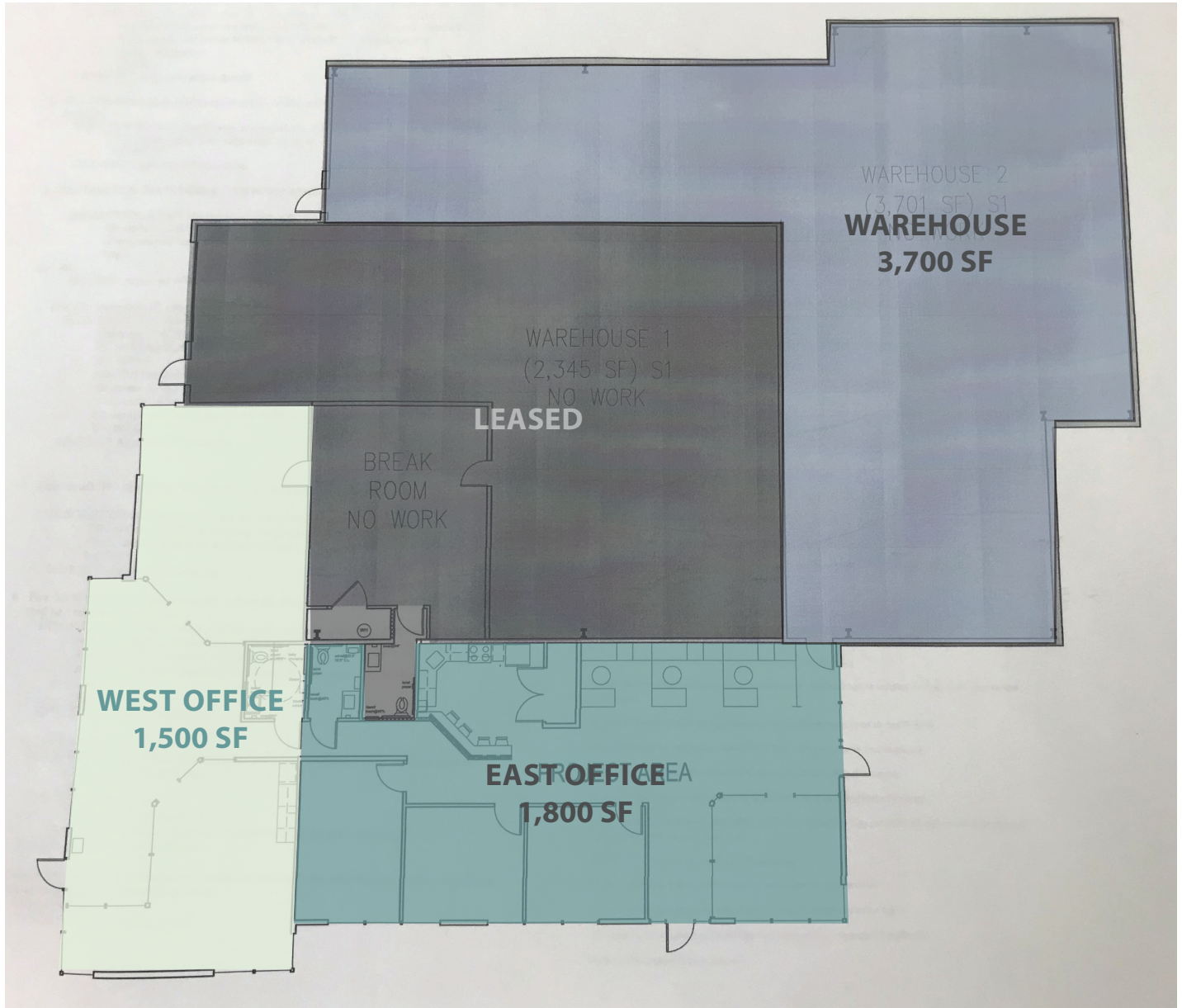
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# FLOOR PLAN

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# PROPERTY FEATURES

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- » Honed Travertine Office Floors
- » Porcelain Tile in bathrooms and kitchen.
- » Radiant Heated Floors in 6 areas of offices. about 1,500 SF of the floors.
- » HVAC systems in Offices outfitted with Microspore filter systems to eliminate allergens.
- » HVAC auto shut off's for smoke alarms.
- » HVAC system new Spiral Ducting and low profile diffusers.
- » Electronic NEST Thermostats with Smart system operation.
- » Fire Alarm System completely new. Wire, Smoke Detectors, Strobes, Horns, Emergency Lights, Computer Module. Monitored and Serviced by SEI. (They did all the install).
- » Fire Extinguishers - 12 new Cintas provided and serviced.
- » Electrical Outlets and Switches in offices ALL new. Lutron Maestro Smart Switches for all Lighting with remote control.
- » Electrical Pendant LED light fixtures in offices all new with dimming feature and 70 up 30 down lighting diffusion.
- » Electrical Lighting in Bathrooms, Exterior walkthrough doors with motion detection switches.
- » Electronic Schlage Door Locks with coding.
- » Bathrooms fixtures toilets, urinal, granite countertops with granite sinks, auto on Sloan faucets, auto feed stainless recessed Georgia Pacific Paper Dispensers.
- » Full Kitchen. Blue Pearl Royale Granite. Kraftmaid Maple Cabinets. Samsung appliances.
- » Full Conference Room Blue Pearl Royale Granite Counters, Kraftmaid Maple Cabinets with Stainless Counter level refrigerator with ice maker.
- » Full hard ceiling with knockdown texture with a reflective catalyst based white paint. (reduces dust clinging to ceiling.
- » Crown Moulding on the entire perimeter of ceilings.
- » Glass Walls manufactured and installed by BUILT. 9' heights with sliding slow close glide doors.
- » Pella Casement Windows - 27 banks of 48" wide. ( Every window tested by a Pella technician. All tested good.)

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- » Maple hardwood casements and molding on all windows. All interior doors are solid core Maple wood. All wood work was refinished to new.
- » Concrete Floors were all deep cleaned and grinded Polished.
- » Handicapped Door Opener on walkthrough glass South door.
- » Warehouse Lighting all new state of the art LED High Bays 150 watt dimmable.
- » Interior Office and Warehouse walls with new paint.
- » Window Roller Shades 5% fabric by Bali.
- » Exterior Patio on the east side of building with own exit.
- » Exterior walls are all Stucco.
- » Exterior Office Roof is Concrete Shingle.
- » Offices Air Conditioners - 1 for West side. 1 for East side.
- » Warehouse Air Conditioners - LAD Warehouse - 2 units. COR Warehouse - 1 unit. All in excellent condition.

The Space breakdown is:

LAD Offices - 3,300 SF

LAD Warehouse - 4,300 SF

COR warehouse with Kitchen and Bathroom - 3,050 SF

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# PHOTOS

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# AERIALS

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