

Tomahawk Place - 3,400 SF Available



Close Proximity to I-35

- Excellent highway access in the South Johnson County submarket
- 920 SF available at 13839 S Mur-Len Road
- 2,444 SF available at 13849 S Mur-Len Road
- Just south of the 135th and Mur-Len retail corridor
- Parking directly in front of offices

For more information:

Connor Knabe
816.412.5883
cknabe@blockllc.com

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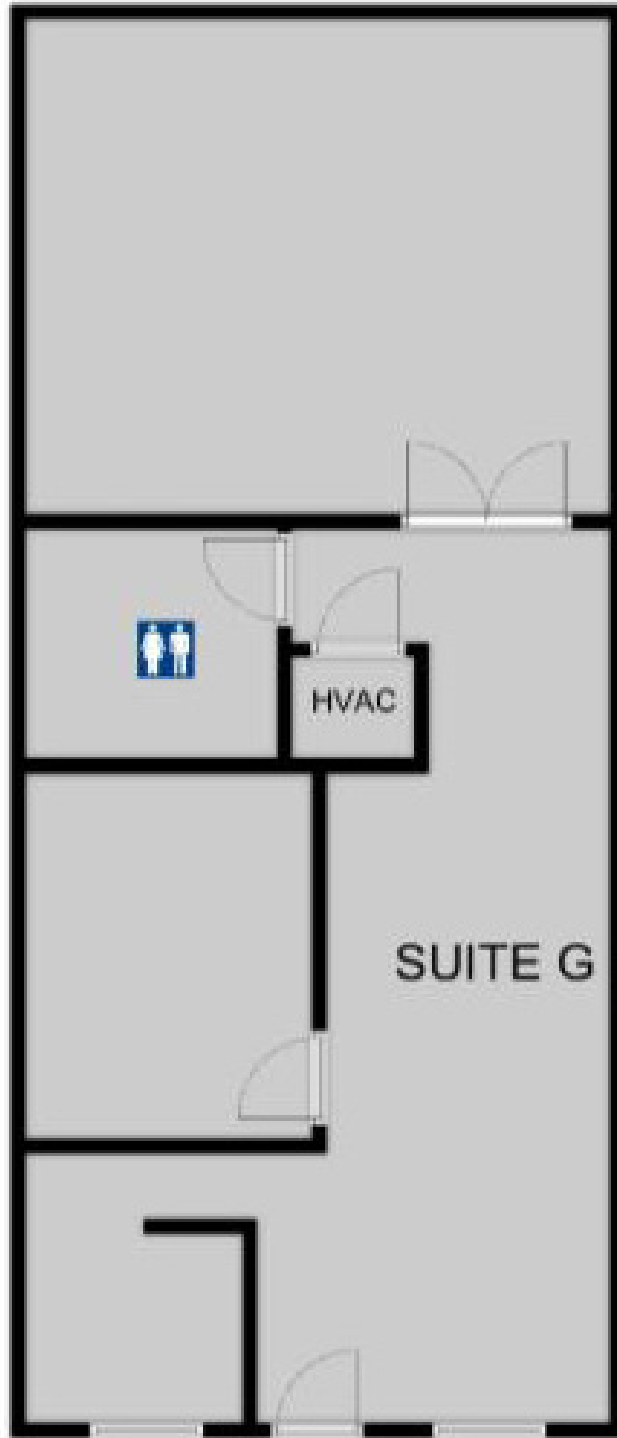
Building Specifications

Building Size:	9,000 SF in each building. 18,000 SF total
Space Available:	Up to 3,400 SF available
Square Footage:	13839 S Mur-Len Road: 920 SF (Suite G) 13849 S Mur-Len Road: 1,644 SF (Suite F & G) 13849 S Mur-Len Road: 800 SF (Suite H)
Parking:	71 surface spots. 3.95/1,000 SF
Tenant Improvements:	Negotiable
Year Built:	1985
Zoning:	CP-O
Design Features:	This multi-tenant office building is designed to accommodate a user seeking a single office with no stairs and parking directly in front of suite
Roof:	Replaced 2010
Base Rent:	\$13 PSF net
Common Area Maintenance:	Approximately \$0.88 SF, includes water
Gas, Electrical, Phone/Internet:	Direct to tenant
Real Estate Tax:	Only assessed if increase in tax
Real Estate Insurance (Building Only):	Paid by landlord

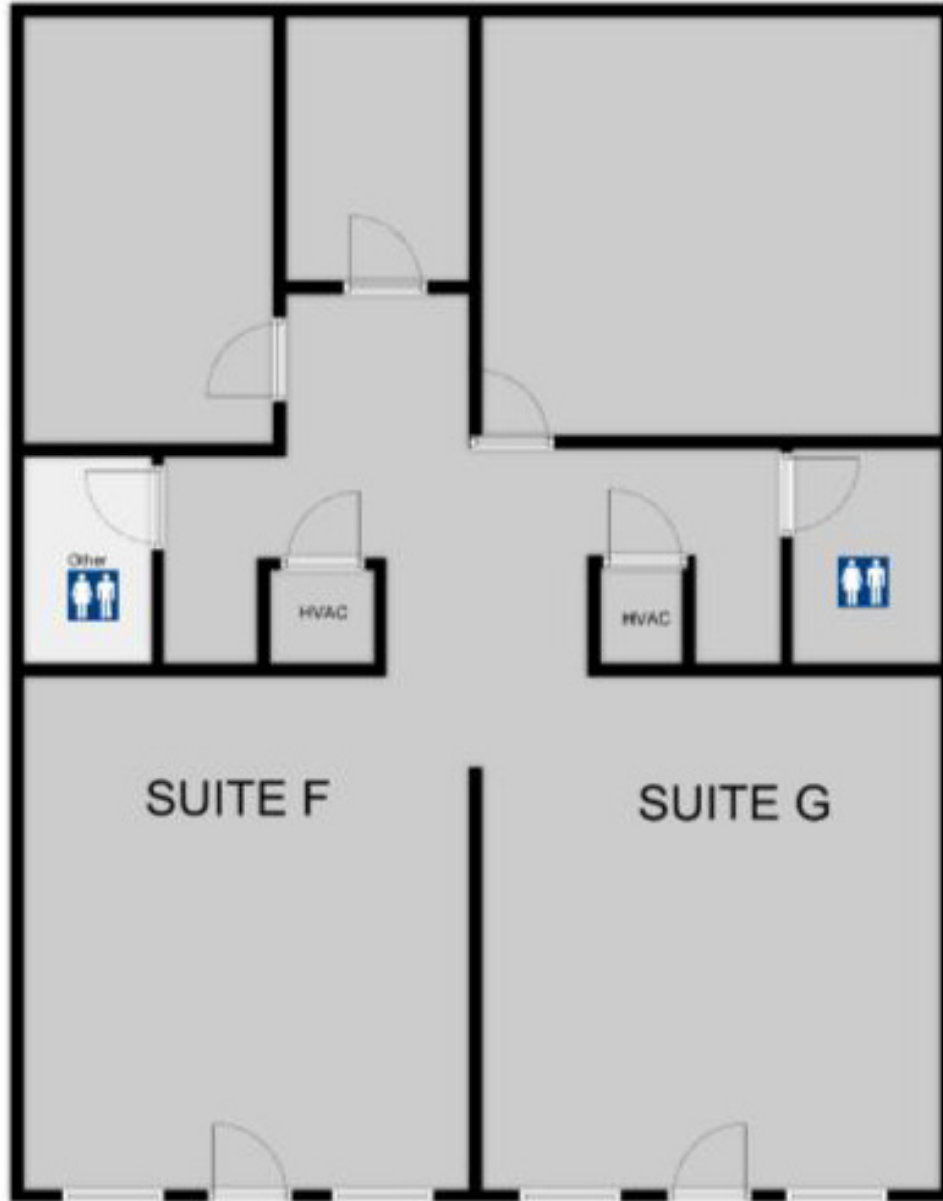
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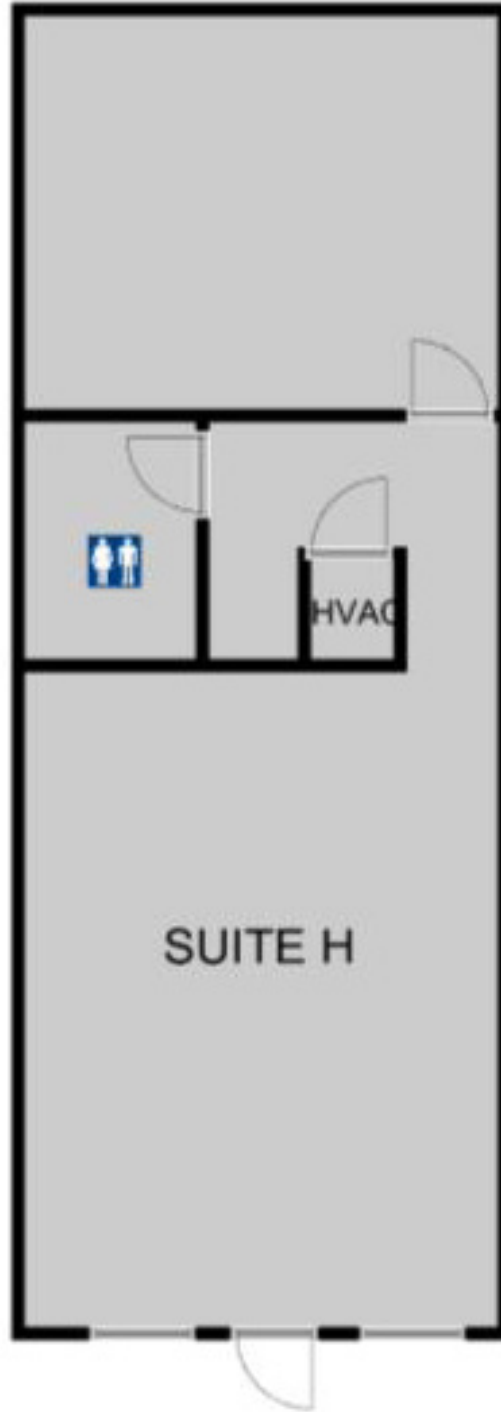
13839 S Mur-Len Road: 920 SF (Suite G)



13849 S Mur-Len Road: 1,644 SF (Suite F & G)



13849 S Mur-Len Road: 800 SF (Suite H)



Tomahawk Place

13839 & 13849 South Mur-Len Road, Olathe, Kansas 66062

For Lease

Property Aerial



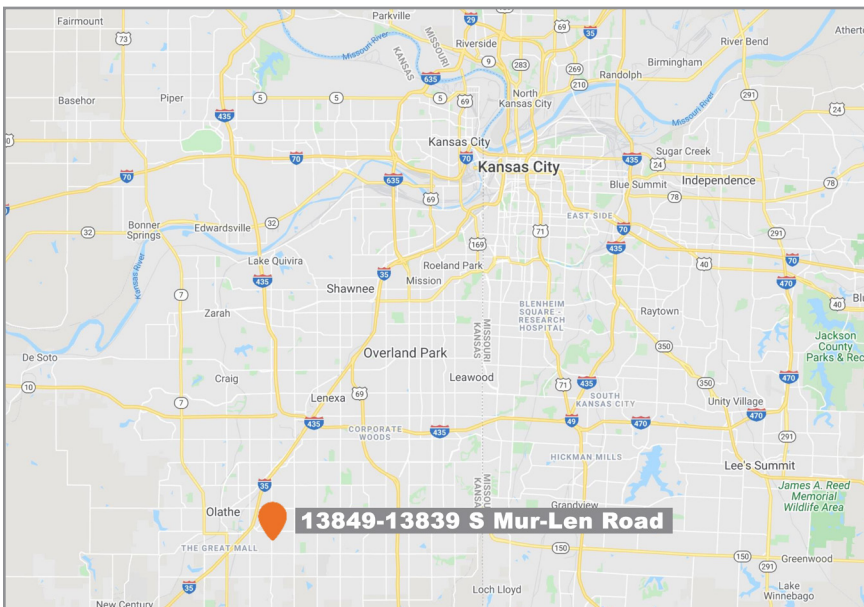
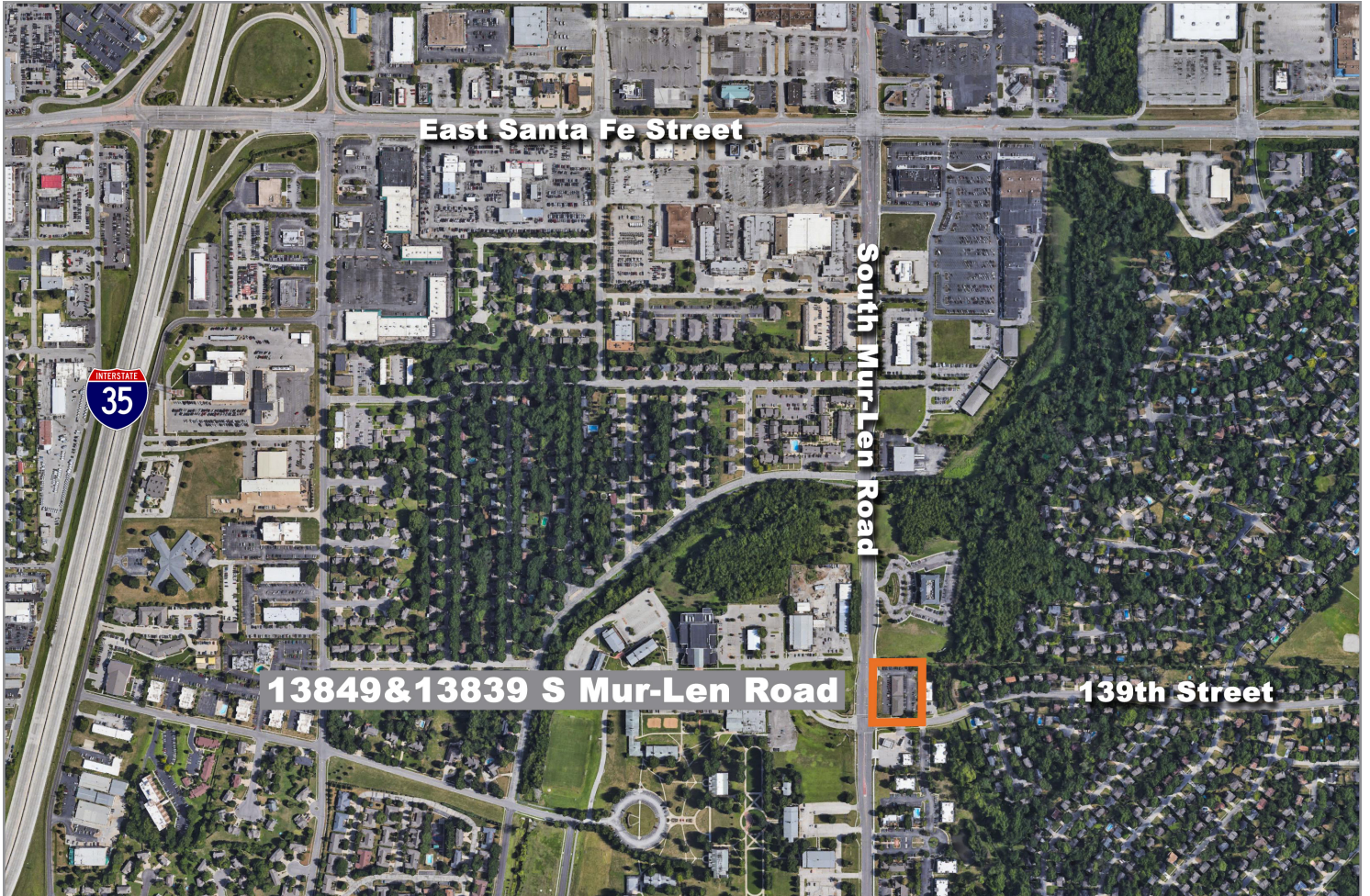
700 W. 47th Street, Suite 200
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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