

MONTEREY OFFICE PARK

Office Space For Lease

Just off Shawnee Mission Parkway
Between Quivira and Pflumm
Shawnee, Kansas



AVAILABLE:

1,500 SF and 1,700 SF

LEASE RATE:

\$8-\$12/sf NNN (Triple Nets-\$4.07/sf for 2020)

LEASE TERM:

3-5 Years

FREE RENT:

For Qualifying Tenants

USE:

Office or Retail—Currently Built Out as Dance Studio, Medical Office and General Office

LOCATION:

- Easy Access to I-435 and I-35 via Shawnee Mission Parkway (1/2 block to the South)
- Shawnee Mission Parkway is the Major East/West Arterial Through This Area of Johnson County
- Beautiful Office Park on Quiet Street

SUMMARY:

- Separate Entrance & Restrooms for Each Tenant
- Building Signage
- Safe, Ample Parking for Tenants and Customers
- GOOGLE FIBER TO THE BUILDING!!

**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Ralph W. Varnum, CCIM
ralph@vadllc.com
(913) 491-8900 Office
(913) 488-5916 Mobile

S P A C E F O R L E A S E

Two 1,500 SF Spaces/One 1,700 SF Space Currently Available



YEAR BUILT / RENOVATED:

1976/2015

New Roof—2019

PROPERTY INFO:

- Walking distance to dining and retail
- Office Front Parking
- Local Owners and Management Company
- Attractive Lease Rate
- Separate Entrance & Restrooms for Each Tenant



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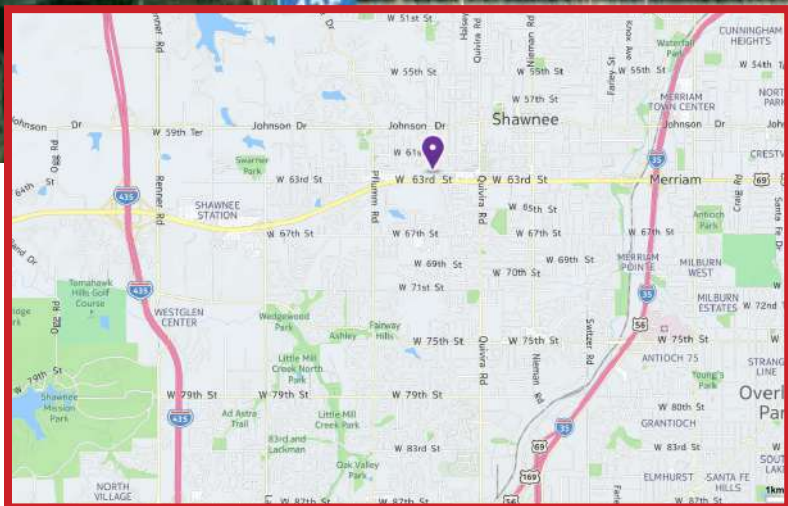
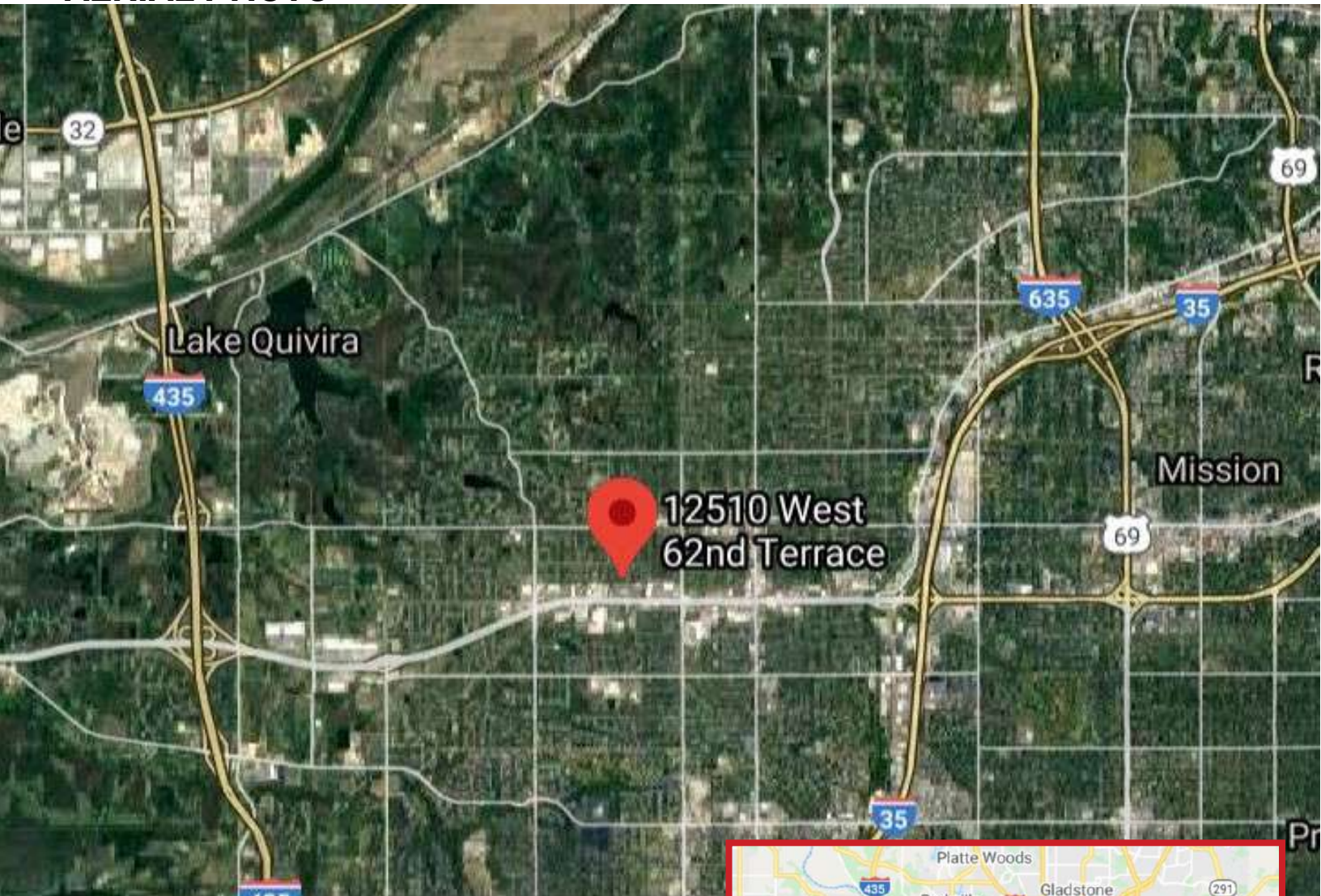
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CONVENIENT LOCATION

AERIAL PHOTO



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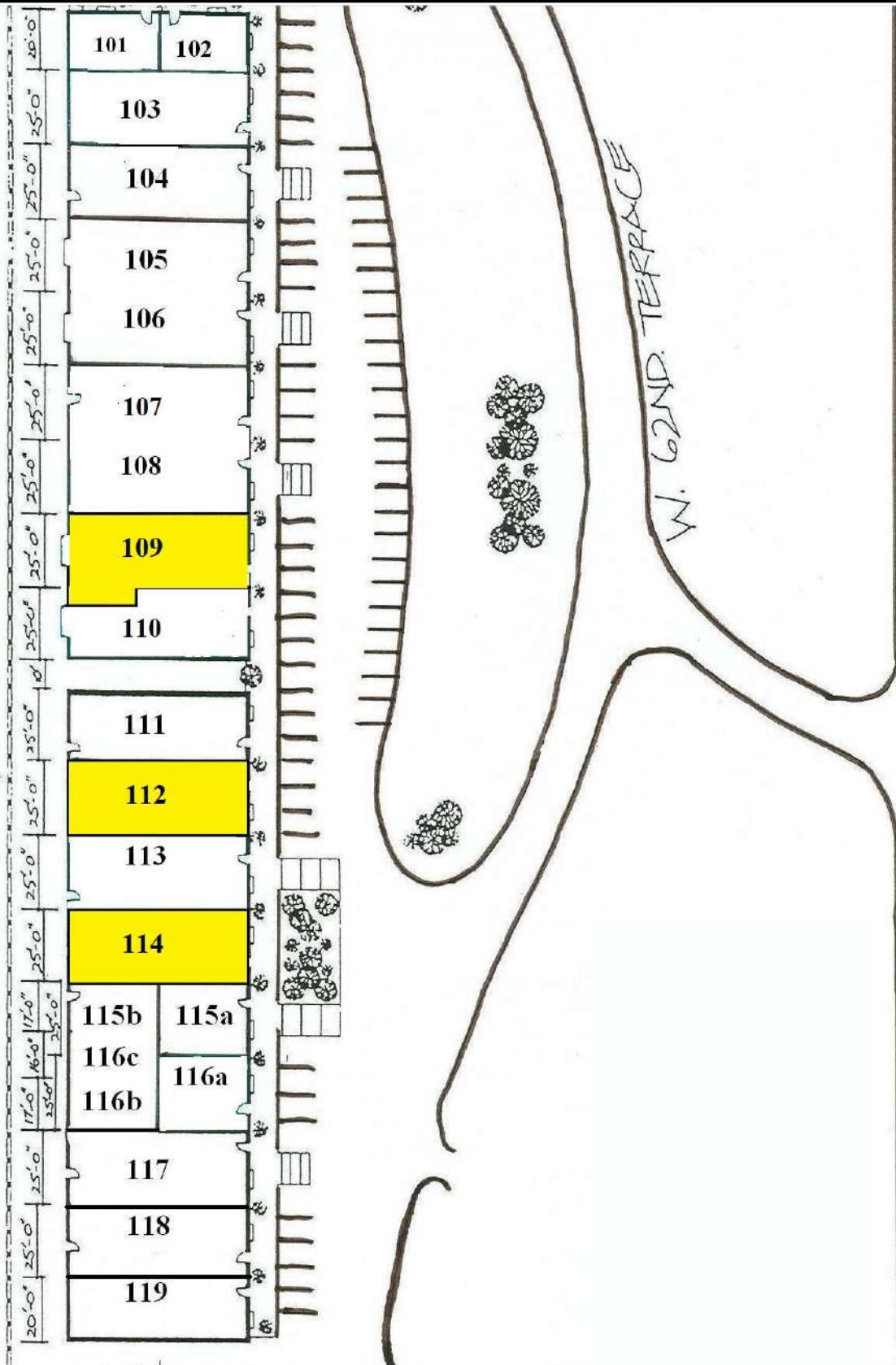
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1,500 SF Medical Office Space

SUITE 112



Reception Area



Hallway to Exam Rooms/Offices



Executive Office



Typical Exam Room

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1,500 SF Dance/Fitness Studio

SUITE 114



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Monterey Office Park Space 109

