

EXECUTIVE OFFICE/LAB/R&D/TECH CENTER
FOR SALE OR LEASE

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**14830 W. 117th St.
Olathe, Kansas**

**Technology Center in
Johnson County,
Kansas**



**Easy Access to
I-35, I-435 &
K-10 Highways**

Jeff Lynn
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Reception Desk



Call Center



Lab 1



Lab 2



Tech Support

FACT SHEET

ADDRESS: 14830 West 117th Street
Olathe, Kansas 66062-9307

SIZE: 52,600 square feet

SALE PRICE: \$3,945,000

LEASE RATE: 52,600 square feet \$9.00 per square foot, NNN
26,000 square feet (first floor) \$9.00 per square foot, NNN
26,600 square feet (2nd floor) \$12.00 per square foot, NNN
9,000 square feet \$12-\$16 per square foot NNN

LOADING: Two (2) dock-high doors
One (1) drive-in door

POWER: 208 volt, 3-phase, 2,400 amps

REDUNDANT: UPS (Uninterrupted Power Source)

FIBER: SBC fiber optic

ZONED: M-1

YEAR BUILT: 1986

REMODELED: 1998

LAND AREA: 4.462 acres

PARKING: 56 (expandable to 256±)

COLUMN SPACING: 18' X 25'

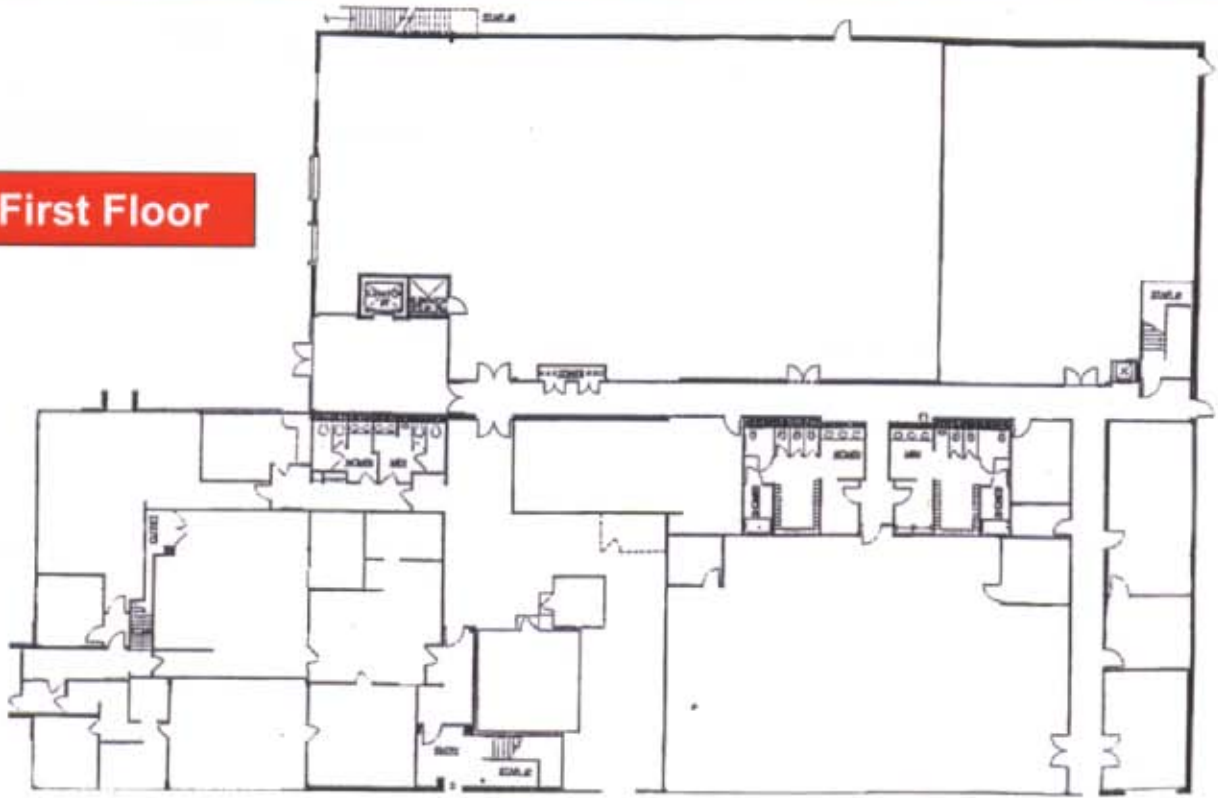
HVAC: 249 tons
Air conditioned server room

CARD ENTRY/
SECURITY/SMOKE/
FIRE ALARM SYSTEMS: Equipped throughout entire building

SPRINKLER SYSTEM: Fully sprinklered – wet system

TAXES: \$41,034 (2003)

First Floor



Second Floor

