

**16400 W. 118TH STREET**  
**OLATHE, KANSAS 66061**

est. 1879

**KH**

**KESSINGER HUNTER**  
commercial real estate

## FREESTANDING OFFICE/FLEX FOR LEASE



### FEATURES

- High-end office finish
- Built in 2006; renovated in 2018
- Lighting on motion sensors
- 37 parking spaces which includes 2 ADA spaces (4.5/1,000 SF)
- Currently serviced by AT&T Fiber
- Zoned M-2
- Clear span building
- Ability to add 1-2 drive-in doors
- Potential for outside storage
- 400 Amp | 208/120V | 3-Phase Power
- High-end landscaping
- Landlord will consider demising the space
- Easy access from I-35 & 119th Street



|                         |                   |
|-------------------------|-------------------|
| <b>PREMISES</b>         | <b>8,178± SF</b>  |
| <b>BASE RENTAL RATE</b> | <b>\$9.00 PSF</b> |
| <b>LEASE TYPE</b>       | <b>Net</b>        |

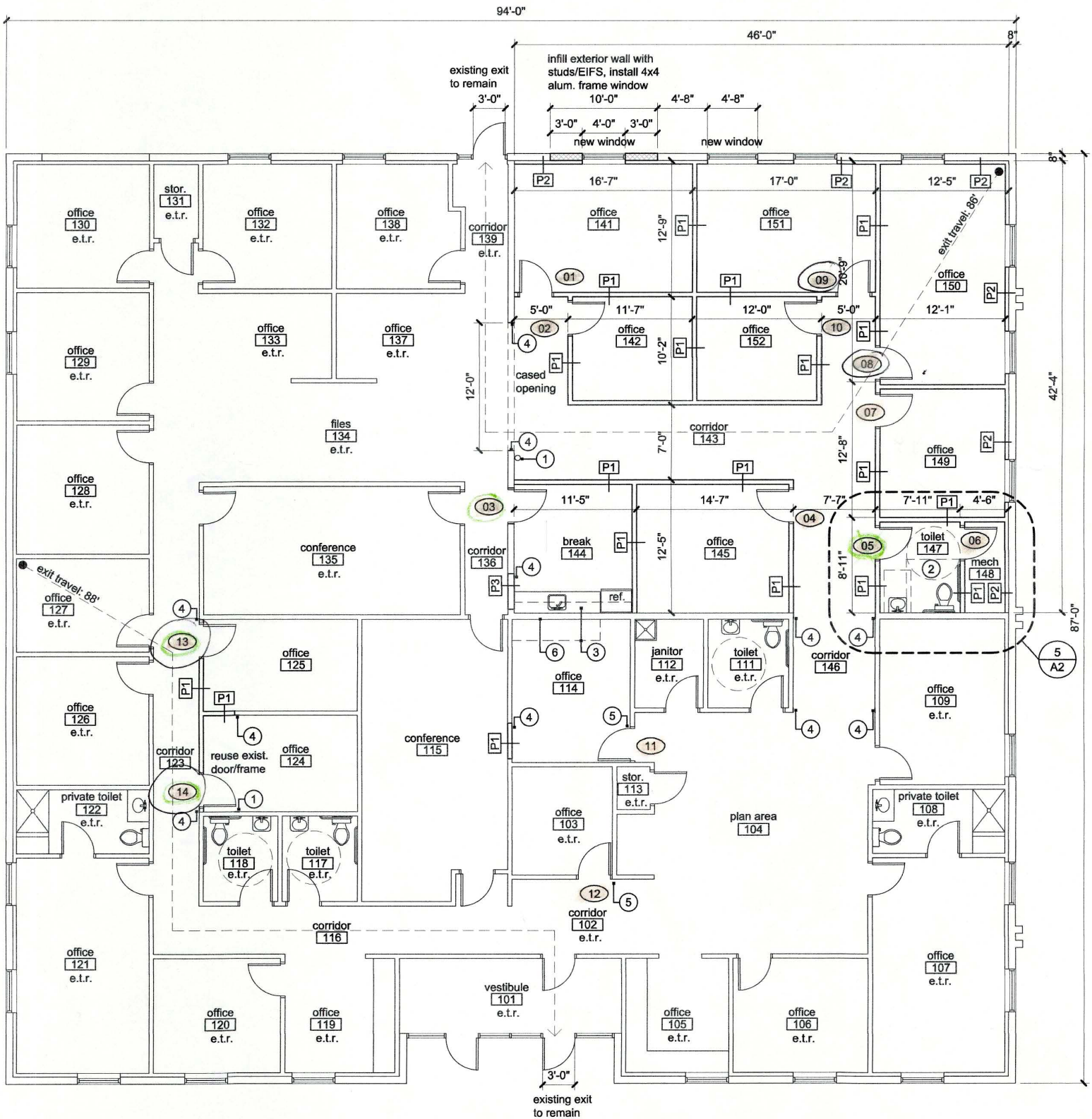
### FOR MORE INFORMATION, PLEASE CONTACT:

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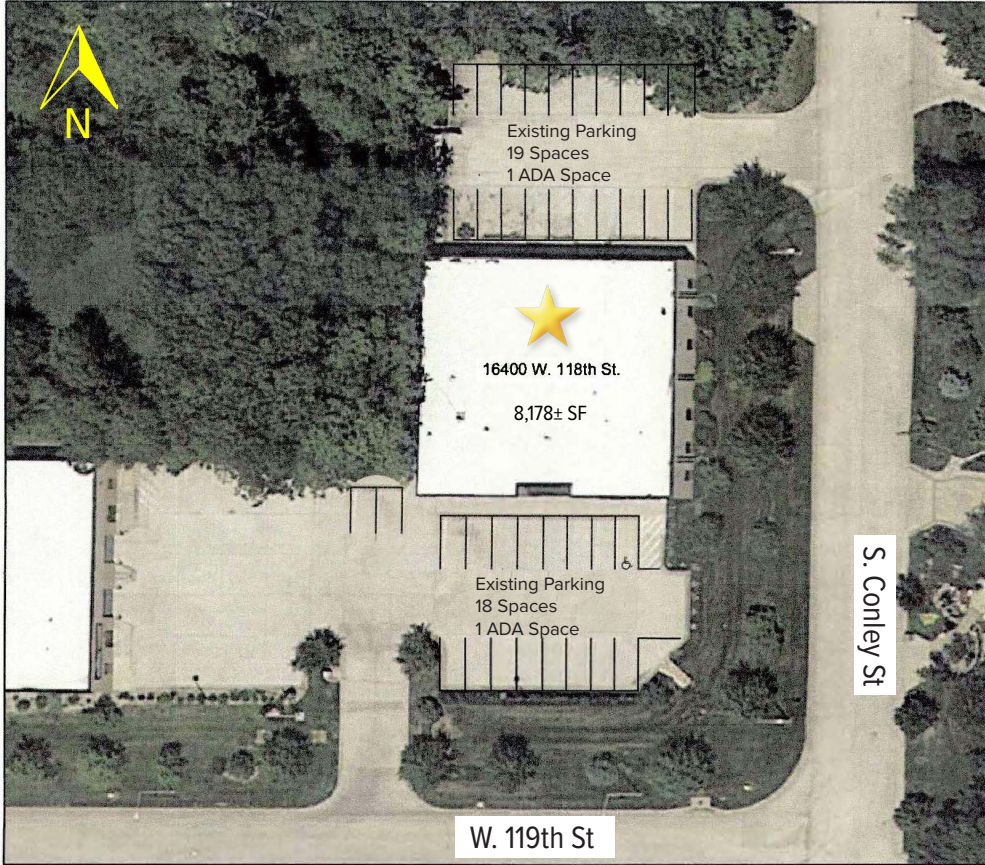
# RENOVATION FLOOR PLAN



**1** Renovation Floor Plan  
 scale: 1/8" = 1'-0"

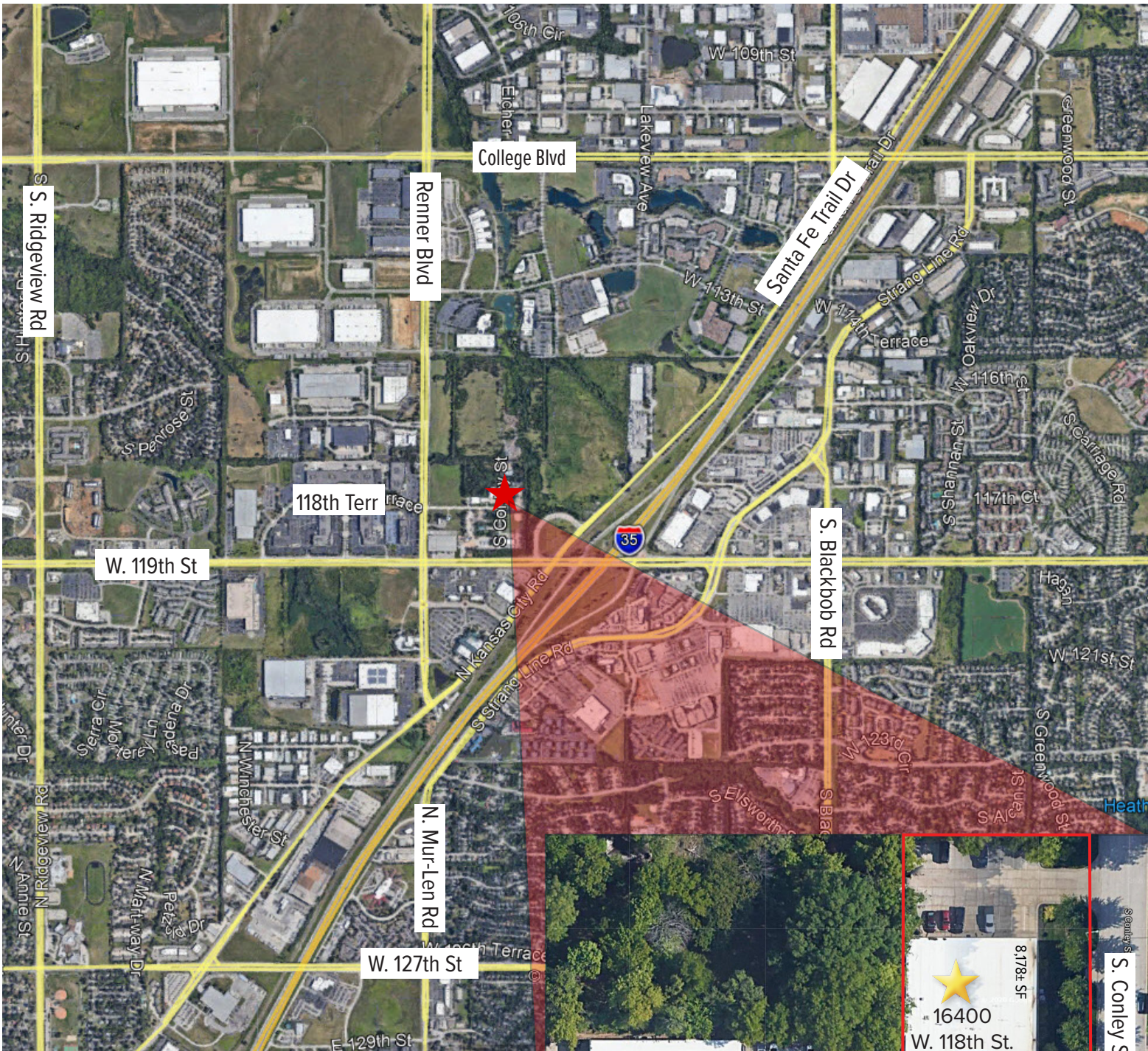


# EXISTING SITE PLAN



Existing Parking 37 Spaces  
(including 2 ADA spaces)  
4.5/1,000 SF





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