# INVESTMENT SUMMARY




**This is a solicitation of interest for qualified buyers. If you have clients who may be interested in this opportunity, please contact Debbie Schulte or Greg Swetnam to receive a Non-Disclosure Agreement (NDA) for execution, upon receipt of which we will furnish a complete offering package, including the rent roll and financial performance information.**

# 11000 & 11011 KING STREET

## OVERLAND PARK, KANSAS




# FOR SALE – COLLEGE BOULEVARD & KING STREET

FOR MORE INFORMATION, PLEASE CONTACT:

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KESSINGER HUNTER
commercial real estate

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. 10/15/26.

# 11000 & 11011 KING STREET

OVERLAND PARK, KANSAS



## OFFERING SUMMARY

Kessinger Hunter & Company, LC ("Kessinger Hunter") has been retained as exclusive advisor and agent to sell the ***King II Building*** located at ***11000 King Street*** and ***King III Building*** located at ***11011 King Street***, Overland Park, Kansas.

The two properties are situated within the premier and largest suburban office market in the Kansas City metropolitan area. The new owner will capture increasing rents upon rollover and create value through continued leasing and professional management.

The 24,791± and 23,634± square foot properties totaling 48,425 rentable square feet are being offered at a price of **$150 PSF or $7,263,750**.

| | King II | King III |
|---|---|---|
| **Size** | 24,791± RSF | 23,634± RSF |
| **Class** | B | B |
| **Occupancy** | 100% | 96% |
| **Current Asking Rent** | N/A-Single Tenant | $23.00 PRSF<br>Full Service |
| **Cumulative NOI** | $302,130 | $208,464 |
| **Sale Price** | $150 PSF / $7,263,750 | |
| **Anchor Tenants** | Payne & Jones Law Firm<br>(Single Tenant) | Jubilant<br>Van Deurzen<br>Bungii<br>Cross Manufacturing<br>(17 Tenants) |
| **Land Area** | 3.32± Acres | 2.73± Acres |
| **Parking** | 99 surface spaces | 95 surface spaces |
| **Zoning** | CP-O | CP-O |
| **Year Built** | 1984 | 1983 |
| **Construction Type** | Masonry/Brick | Masonry/Brick |
| **Year Remodeled** | 2019 & 2026 | 2019 |

King II



King III






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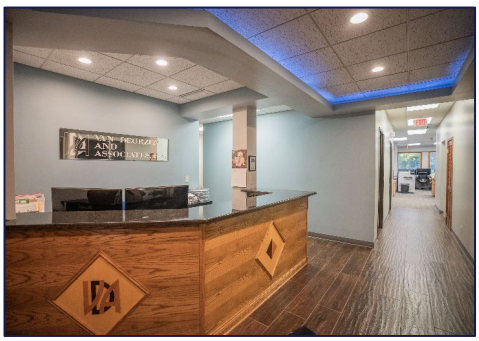
## PROPERTY DESCRIPTION

The King II building is a 24,791± square foot office building located in the heart of South Johnson County's office market on the King Street cul-de-sac just east of Quivira and one block north of College Boulevard. The building was constructed in 1984 and sits on 3.32± Acres. Payne & Jones has occupied portions of the building since 1985 and currently occupies 100% on a long-term lease basis.

The King III building is a 23,634± square foot office building constructed in 1983 and sits on 2.73± Acres. The building is 96% occupied by 17 tenants varying in size from 368± SF to 4,360± RSF. The building includes tenants such as Jubilant, Van Deurzen & Associates, Bungii, and Cross Manufacturing, who have all remained long-term tenants in the building.





These high-quality, well-appointed, two-story buildings are currently being advertised as 98.34% occupied and available for lease with a single vacancy of approximately 801 square feet on the 2nd floor. The vacancy is being marketed at $23.00 per rentable square foot.

The properties are just off College Boulevard between Corporate Woods and Quivira and maintain easy access to I-435 from either Quivira or U.S. 69, the major east-west artery for much of the South Johnson County submarket.

The rents, on average, are $20.83 per rentable square foot, which are slightly lower than the competitive set nearby on the College Boulevard Corridor where larger, more portfolio-owned buildings are generally located with rents in the $25.00-$30.00 per rentable square foot range. Effective rents along College Boulevard for similar type space tend to be in the $22.50-$24.00 per rentable square foot range depending on the level of finish, age of the property, and the longer lease term needed to offset costs.

The buildings have been well maintained and are a fantastic investment with a long-term, single-tenant and multi-tenant mix. This opportunity to invest in the best office market in the Kansas City metropolitan area, at a lower price point, is not readily available.

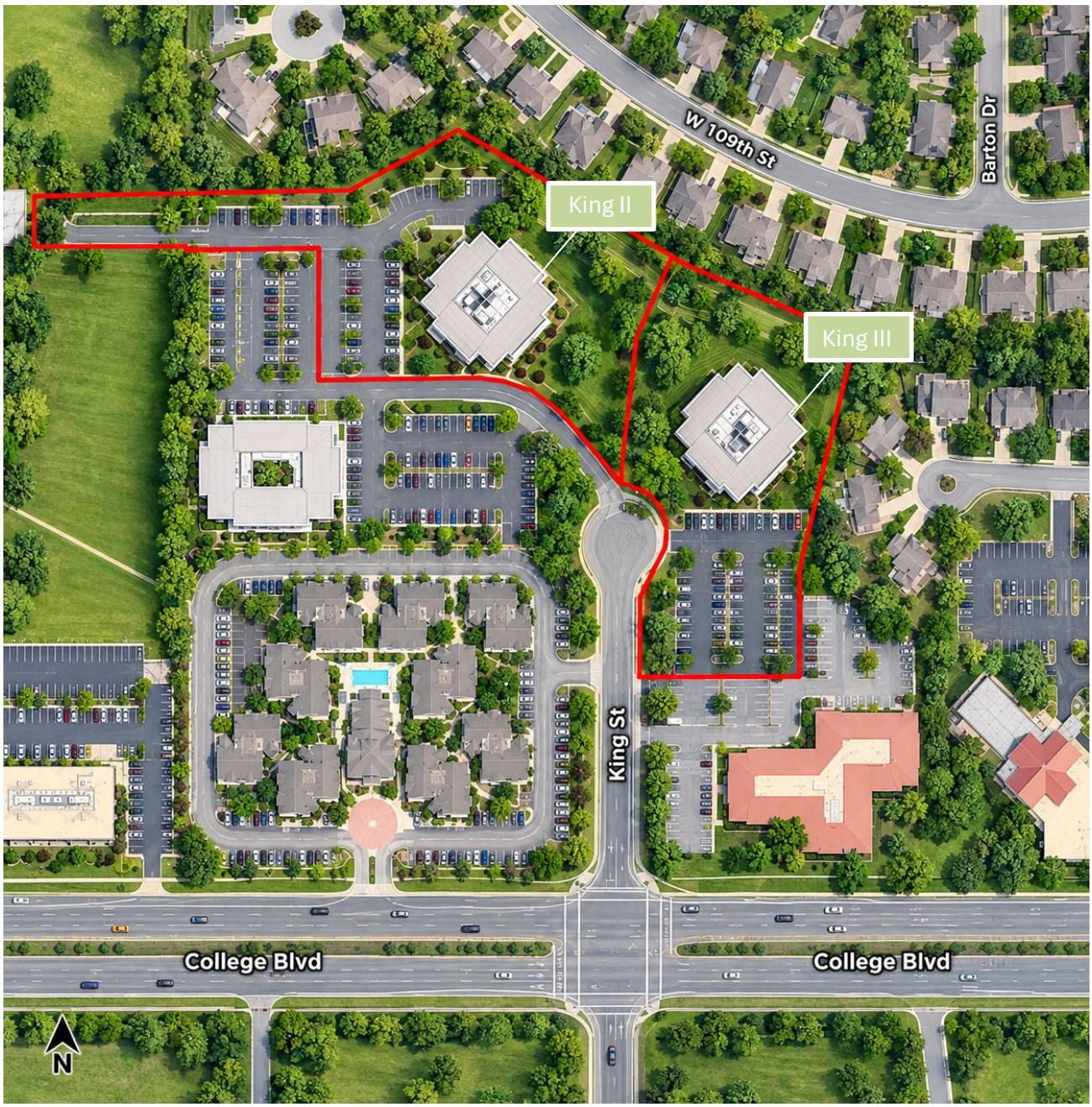
# 11000 & 11011 KING STREET

OVERLAND PARK, KANSAS

## LAND SITES

**11000 King Street** | **Land Area**: 3.32± Acres | **Parking:** 99 surface parking spaces

**11011 King Street** | **Land Area**: 2.73± Acres | **Parking:** 95 surface parking spaces




## PRIME LOCATION OFF COLLEGE BOULEVARD & US-69

FOR MORE INFORMATION, OR TO RECEIVE AN NDA AND PACKAGE, PLEASE CONTACT:

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