

FOR SALE



28,458 SF OFFICE BUILDING

19865 West 156th Street | Olathe, Kansas 66062

ULTRA ENERGY EFFICIENT
VERSATILE LAYOUT



YEAR END 2024 OpEx \$8.86 PSF*

PROPERTY HIGHLIGHTS

- Exceptional Condition | Built in 2014—lower near-term capital expenditure risk
- Flexible Design | Configuration conducive to creative or traditional layouts
- Multi-tenant Feasibility | Easily divisible for future multi-tenant occupancy
- Operational Efficiency | Geothermal HVAC and generator for stable operations
- Abundant Parking | 5.8 spaces per 1,000 SF
- Excellent Accessibility | Convenient proximity to interstates (I-35, K-7, US-169)
- Prominent Olathe Employers | Garmin, Olathe Hospital, Farmers Insurance
- Zoning District | M-2 General Industrial District

PROPERTY OVERVIEW

Crossroads Real Estate is pleased to present 19865 W 156th Street, an exceptional two-story office property in Olathe, Kansas. Constructed in 2014, this 28,458 square foot office building offers a flexible open configuration, ideally suited for either single-tenant occupancy or demising for multi-tenant use.

The property is situated on a 3.23+/- acre site with a generous parking ratio of 5.8 spaces per 1,000 SF and room to add outdoor amenities. A robust backup generator and state-of-the-art geothermal HVAC system enhance resilience, efficiency, and operating cost control. *Seller's year end 2024 operating expenses were \$8.86 per square foot.

OFFERING PRICE: \$3,875,000

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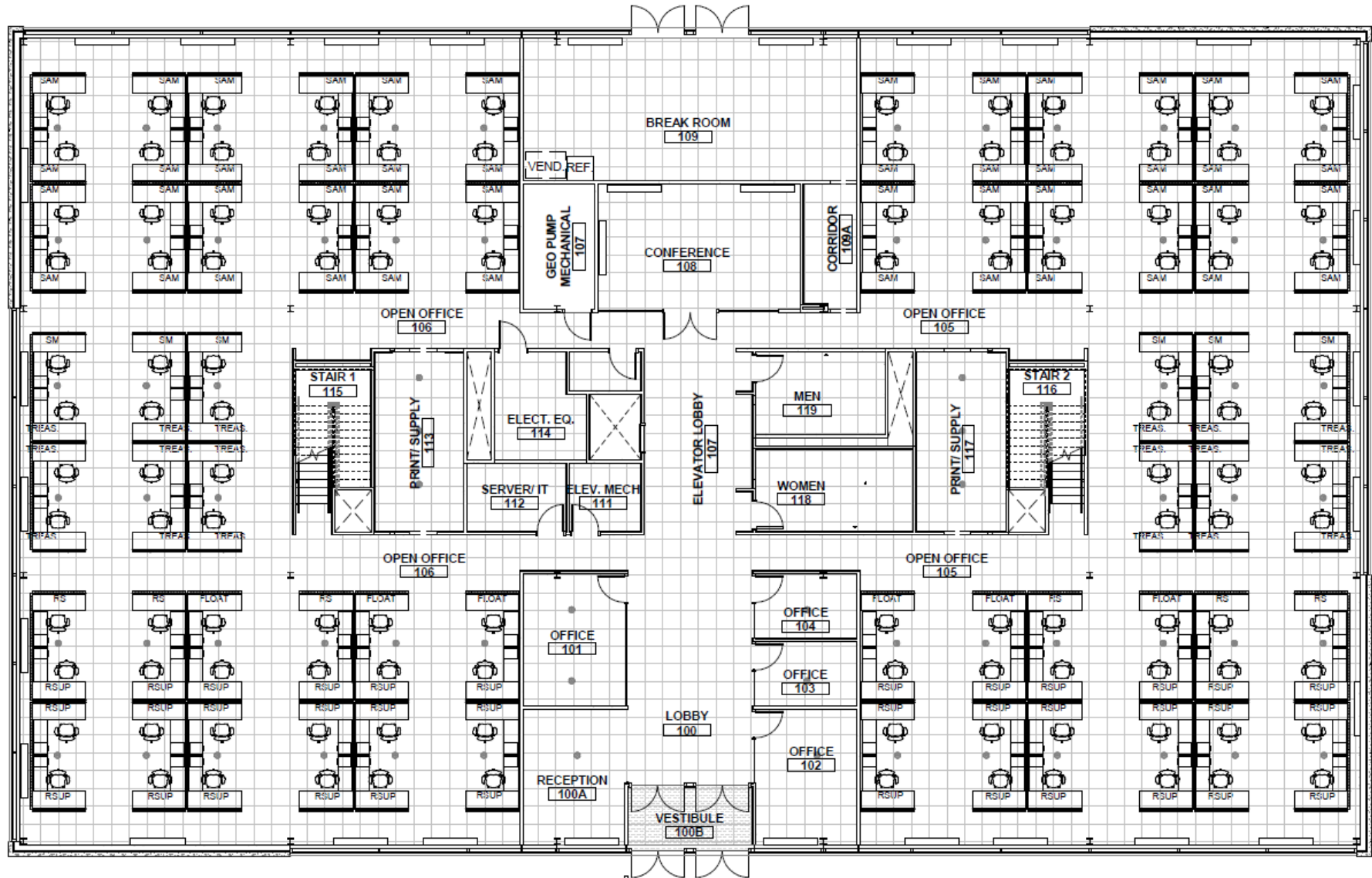
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FIRST FLOOR



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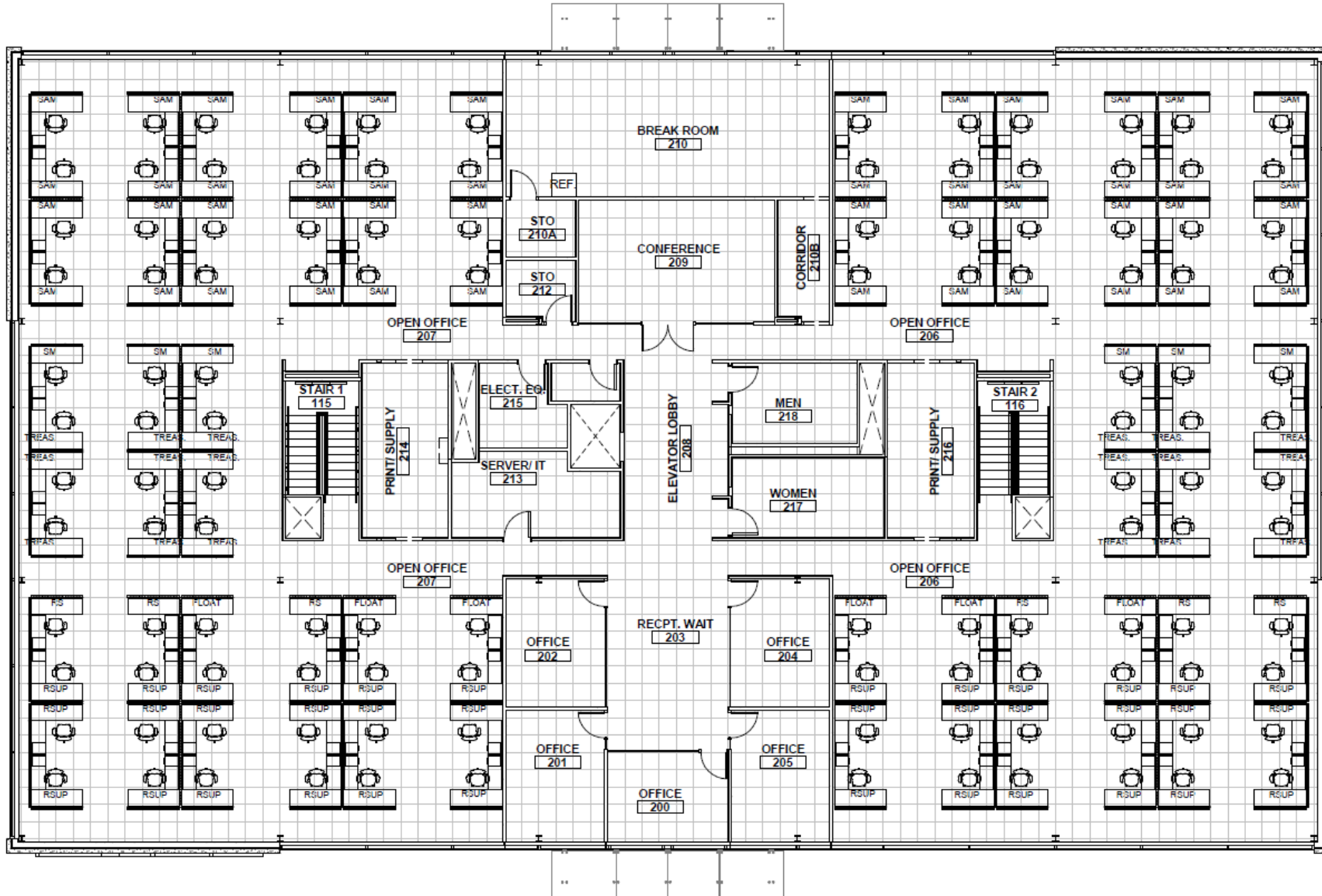
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SECOND FLOOR



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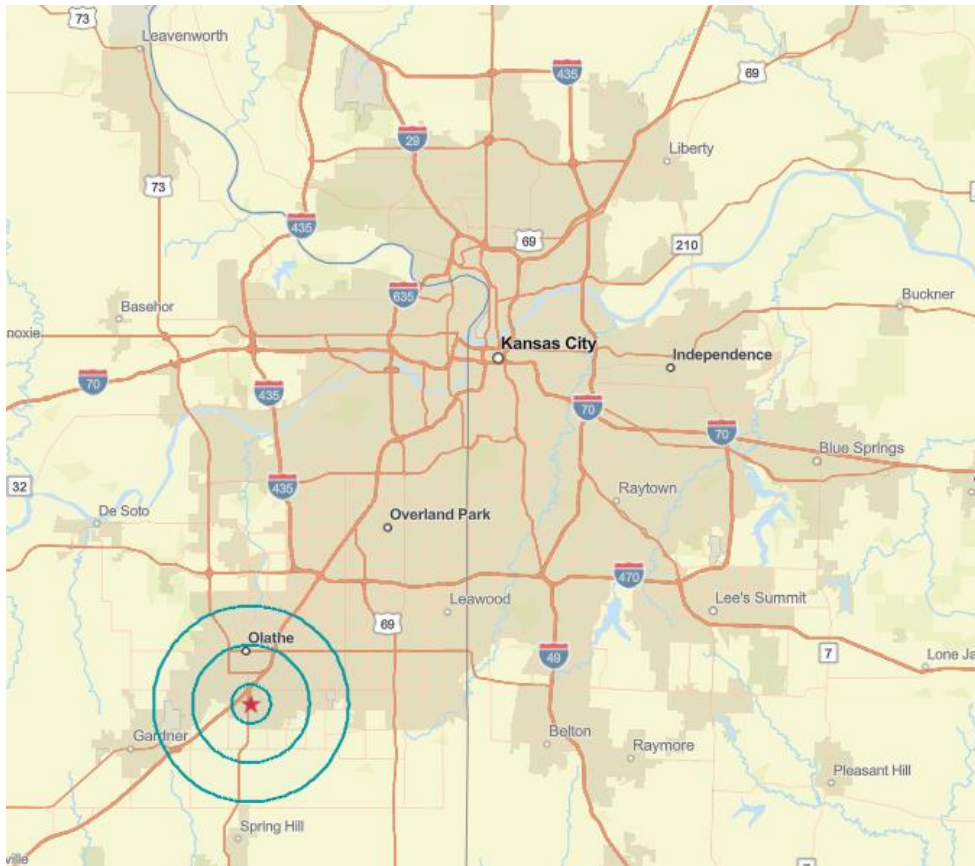
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Olathe, Kansas offers one of the metro's premier areas to live, work, and play. Residents here enjoy a high standard of living with an average household income of \$112,682, and an average housing value of \$374,066. The submarket also boasts a highly educated workforce with 51.0% of the population achieving a bachelor's degree or higher, compared to a national average of just 38.0%.



TOP EMPLOYERS IN OLATHE



Trade Area Demographic Profile

	1 Mile	3 Mile	5 Mile
Total Population	4,117	57,475	134,601
2025-2030 Growth	1.20%	0.37%	0.50%
Median Age	38.7	36.5	36.8
Daytime Population			
Workers	9,673	34,942	65,811
Residents	1,815	25,431	58,038
Households & Income			
Total Households	1,618	20,167	47,595
Bachelor's Degree+	55.7%	46.3%	49.9%
Median HH Income	\$111,592	\$105,492	\$112,460
Median House Value	\$361,332	\$351,232	\$371,837
Daytime Employment			
Number of Businesses	477	2,177	4,073
Number of Employees	8,704	32,195	57,929

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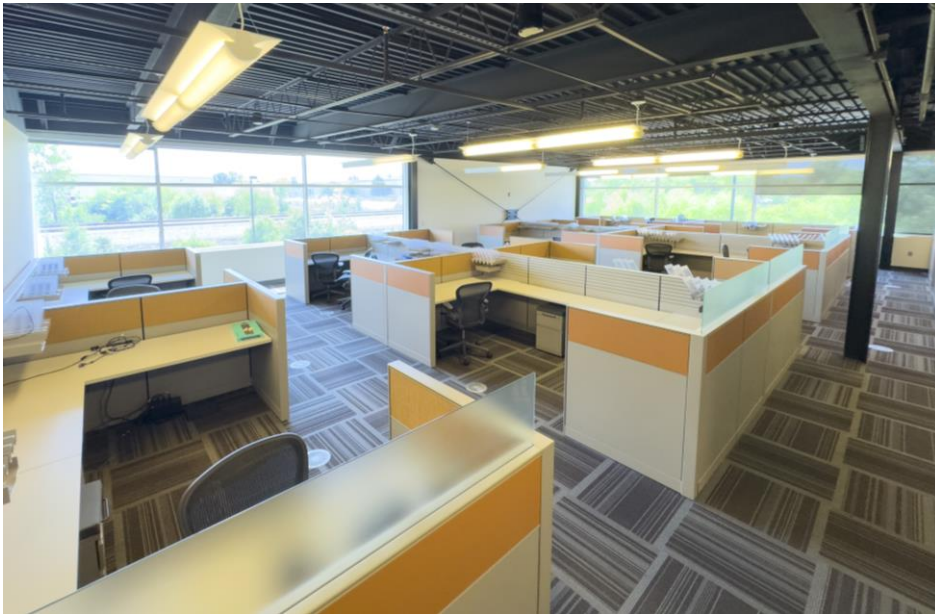
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