

Available For Sublease  
±4,500-7,856 SF Office Space

**NAI**Heartland



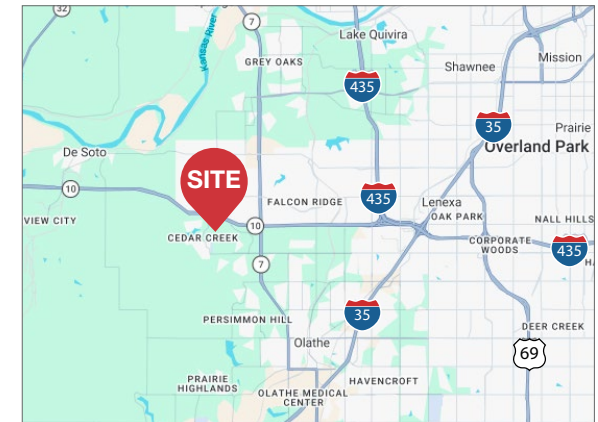
## 25618 W 103rd St

Olathe, Kansas

Experience a workplace where productive days unfold against a backdrop of tree-lined ridges, natural light, and quiet sophistication. This Class A office sublease at 25618 W 103rd Street places your team in the heart of Cedar Creek Office Park, one of Olathe's most scenic and thoughtfully planned business environments. Large windows frame sweeping views of mature woods and rolling terrain, bringing the outdoors directly into the workday.

Located in western Olathe within Johnson County, Cedar Creek Office Park offers both serenity and convenience. This sublease is a chance to step into a high-caliber class A building that signals quality and care to both employees and visitors. It's the kind of environment that helps attract and retain talent, giving tenants a polished, professional address elevated by its natural setting.

- ±4,500 - 7,856 SF Available
- Floor to ceiling windows with wooded nature-scape views
- Class A Building Built in 2020 with shared conference facilities & break area
- Furniture negotiable
- Built in 2020
- 4 parking spaces per 1,000 SF
- Sublease expires 12/31/31
- Sublease Rate: \$25-32/SF

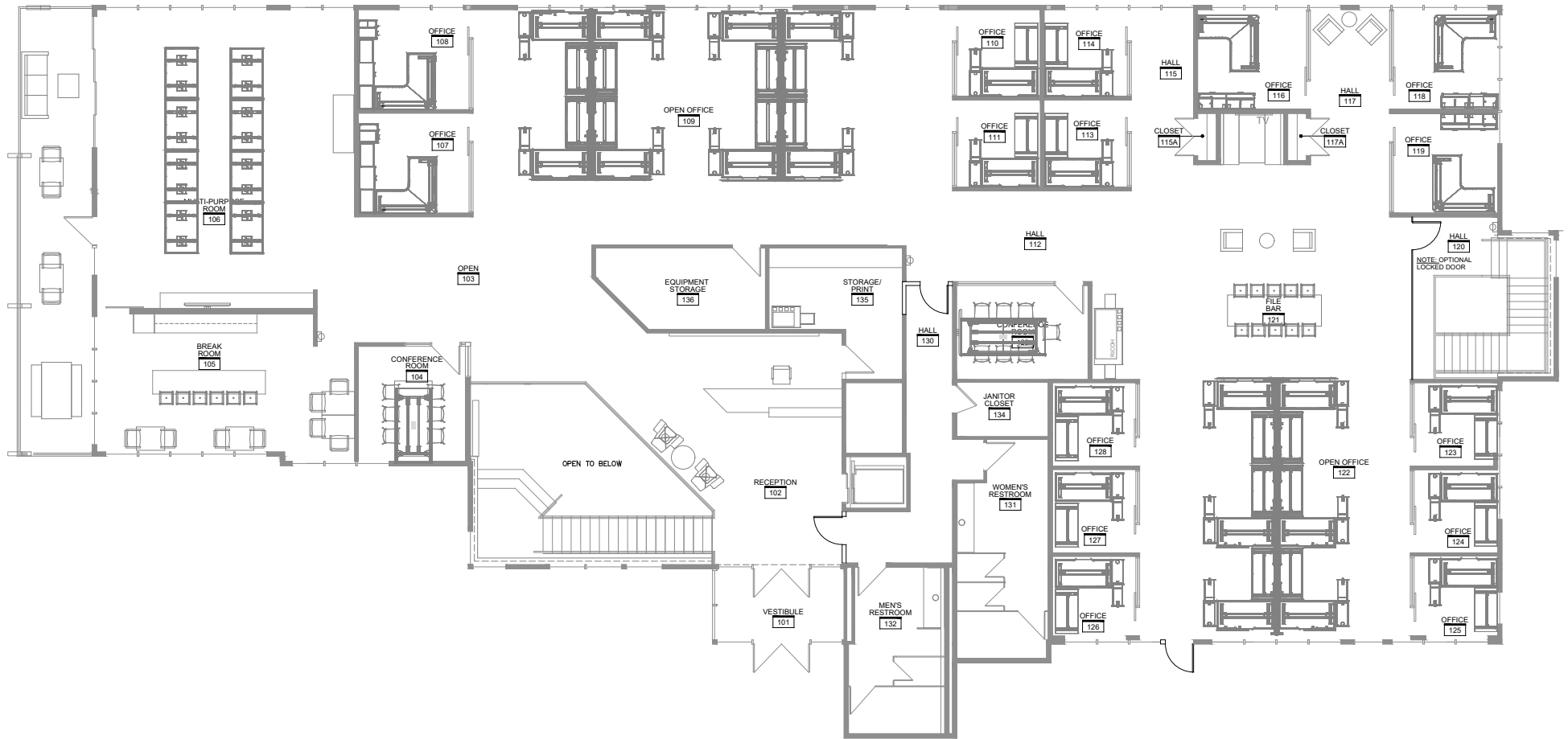


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
+1 913 362 1000

[nai-heartland.com](http://nai-heartland.com)

Available For Sublease  
±4,500-7,856 SF Office Space



For more information:

**Mark Talley, CCIM**

+1 913 956 5810 • [mtalley@nai-heartland.com](mailto:mtalley@nai-heartland.com)

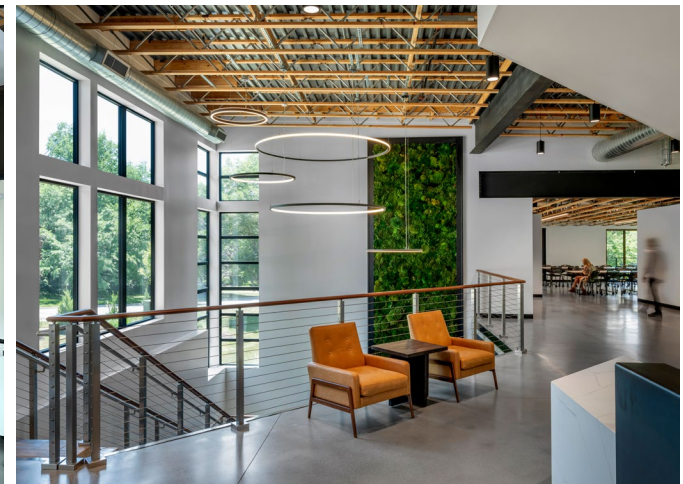
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
+1 913 362 1000

[nai-heartland.com](http://nai-heartland.com)

Available For Sublease  
±4,500-7,856 SF Office Space

**NAI**Heartland



For more information:

**Mark Talley, CCIM**

+1 913 956 5810 • [mtalley@nai-heartland.com](mailto:mtalley@nai-heartland.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
+1 913 362 1000

[nai-heartland.com](http://nai-heartland.com)