

## Olathe Medical & Dental Center

### Office Space For Lease

FOR LEASE



Lease Rate:  
**\$14.50/SF**  
Modified Gross

Property Features:	
Address	405 & 407 S Clairborne Rd
City, State, Zip	Olathe, KS 66062
Submarket	Johnson County
Asset Type	Office
Year Built	1975 & 1976

#### Highlights:

- Rate includes utilities, building services, and property expenses
- Competitive pricing
- Local management and ownership
- Signage opportunity
- Ample Parking
- Located near I-35
- Differing suite options

For more information, please contact:

Mike Rivera | Broker | AMG/CR | Phone: 913.827.1712 | [mriviera@amg-cr.com](mailto:mriviera@amg-cr.com)

Wyatt Durland | Associate | AMG/CR | Phone: 785.917.0464 | [wdurland@amg-cr.com](mailto:wdurland@amg-cr.com)

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405 S  
Clairborne  
Rd

407 S  
Clairborne  
Rd

S Clairborne Rd



### Addition Details:

- Strong south Olathe location with convenient access to several nearby amenities
- Flexible suite sizes available from 1,140 SF to 2,831 SF for growing businesses
- Quiet medical covenants
- Ideal for medical, dental, counseling, wellness, professional office, or service-oriented users

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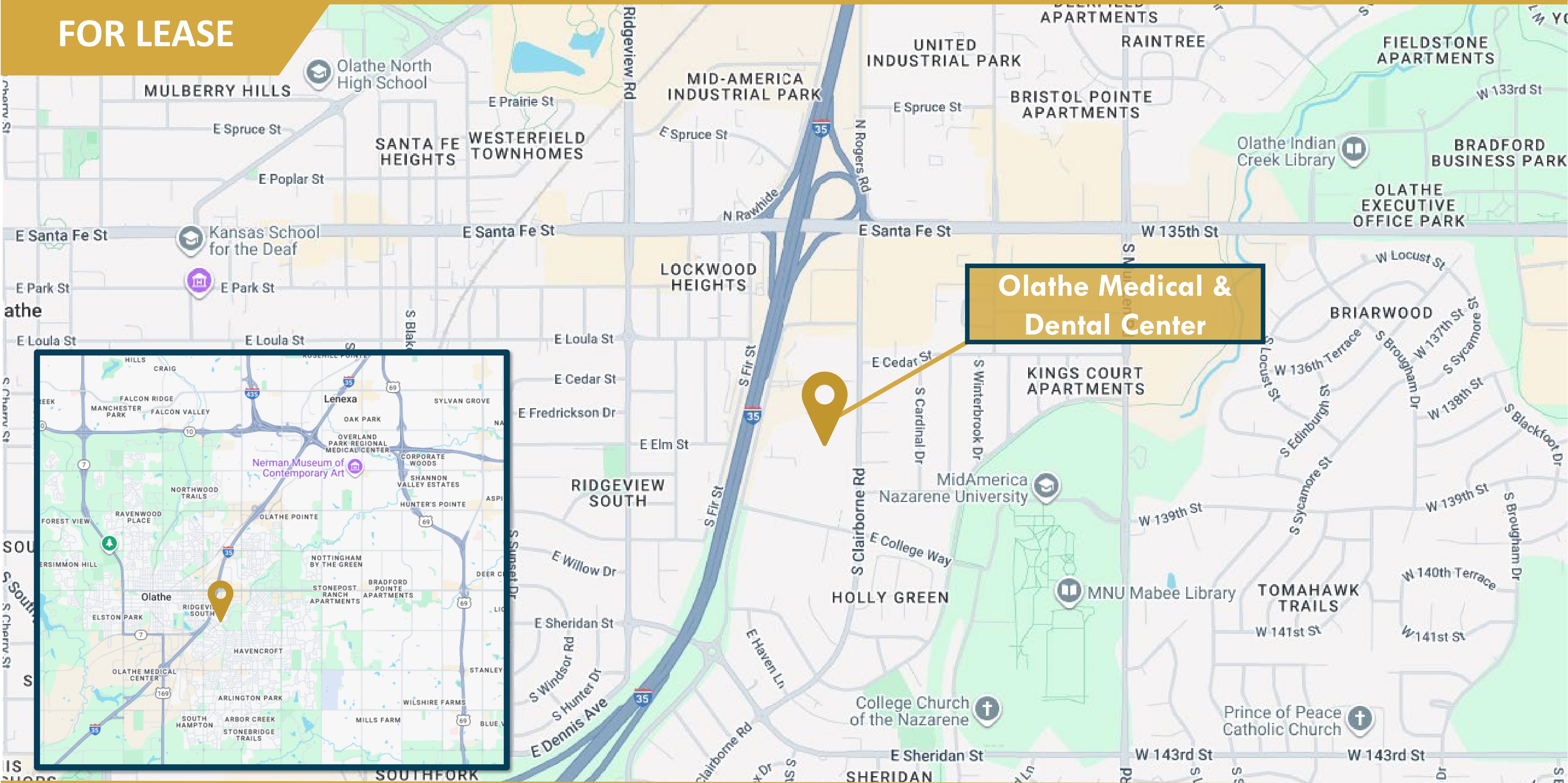
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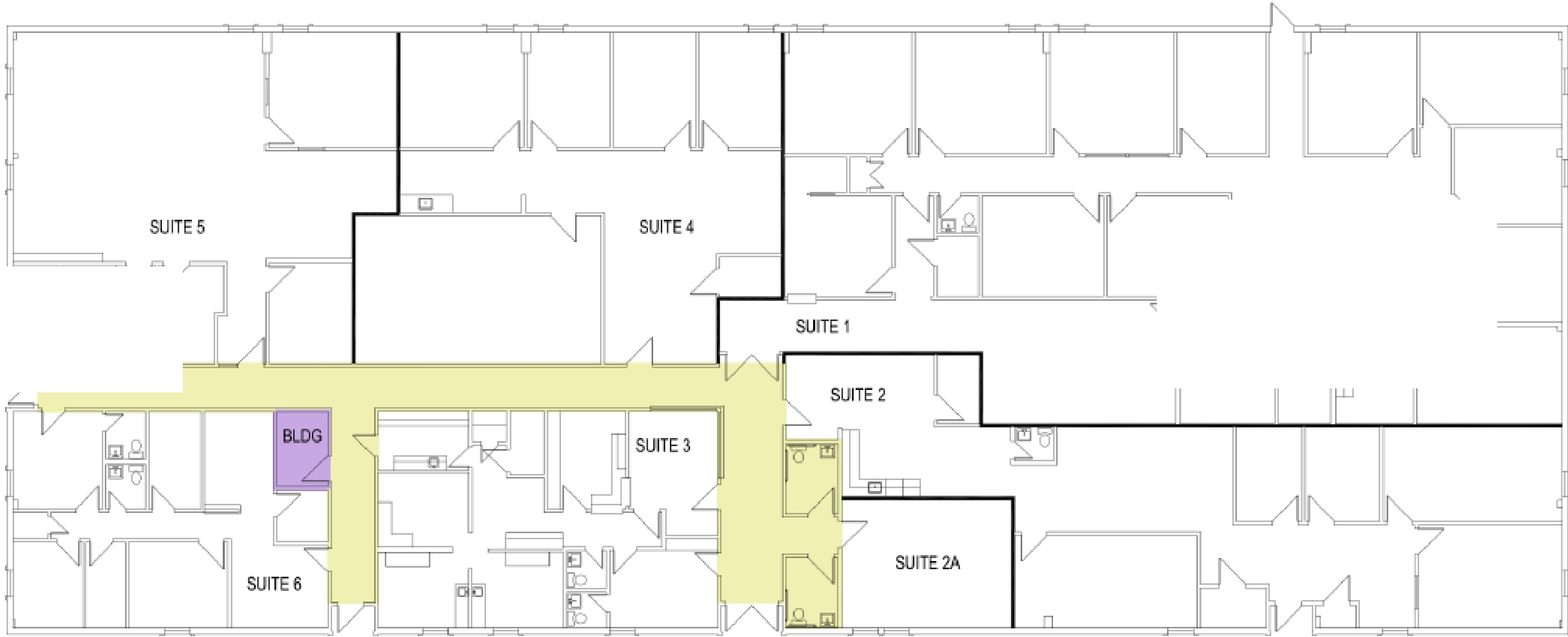


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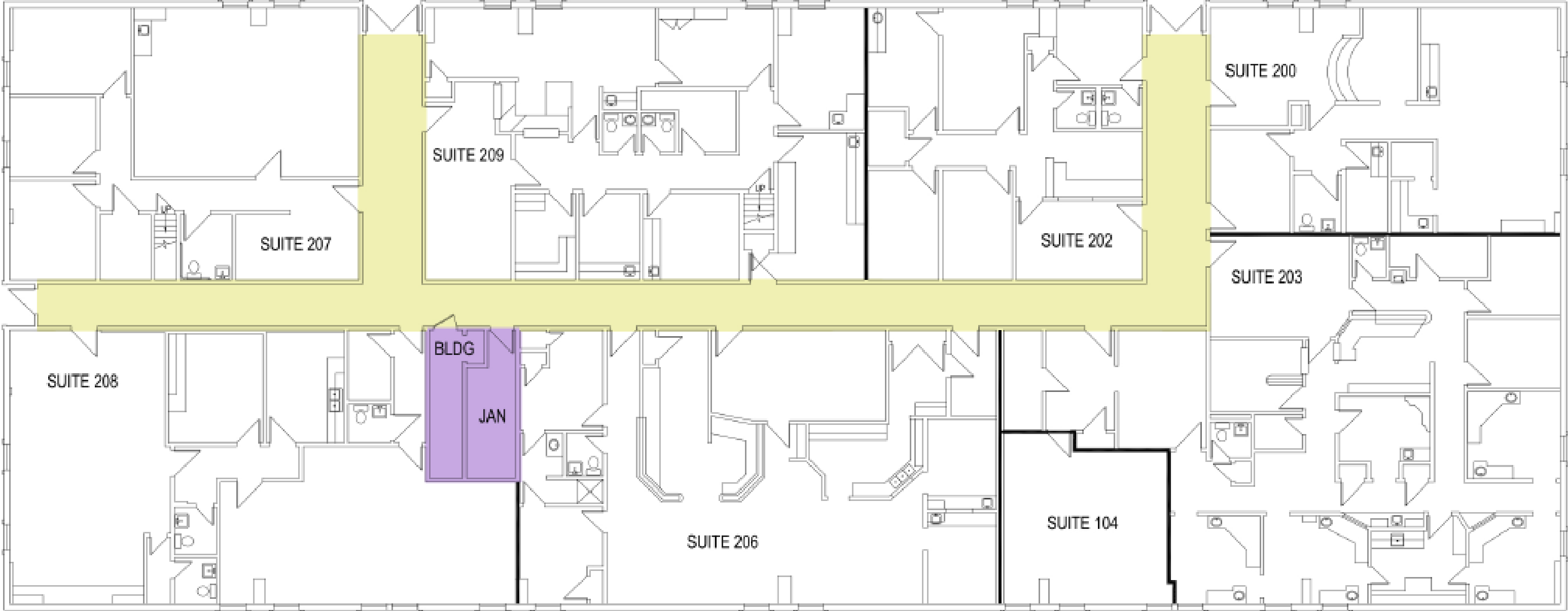
# Floor Plan: First Floor 405 S Clairborne Rd



-  BUILDING COMMON
-  FLOOR COMMON

\*All dimensions, measurements, and square footages are approximate and provided for general reference only. Actual sizes may vary due to construction variances, measurement techniques, and/or intended use of space. Prospective buyers and tenants are encouraged to verify all dimensions and conduct their own measurements prior to making any decision or commitment based on this floorplan. No guarantee, warranty, or representation is made as to the accuracy or completeness of the information provided

# Floor Plan: Second Floor 407 S Clairborne Rd



-  BUILDING COMMON
-  FLOOR COMMON

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Exterior  
Photos

