



Corporate Ridge I

Located at the K-10 and Ridgeview interchange, this Class A office building is exceptionally located. Corporate Ridge I offers new, first class interior finishes and an open two-story modern atrium lobby to inspire tenants and visitors alike.

**Class A Office
Suites Available**



18103 W 106TH STREET, OLATHE, KS

Jones Lange lasalle brokerage, inc.

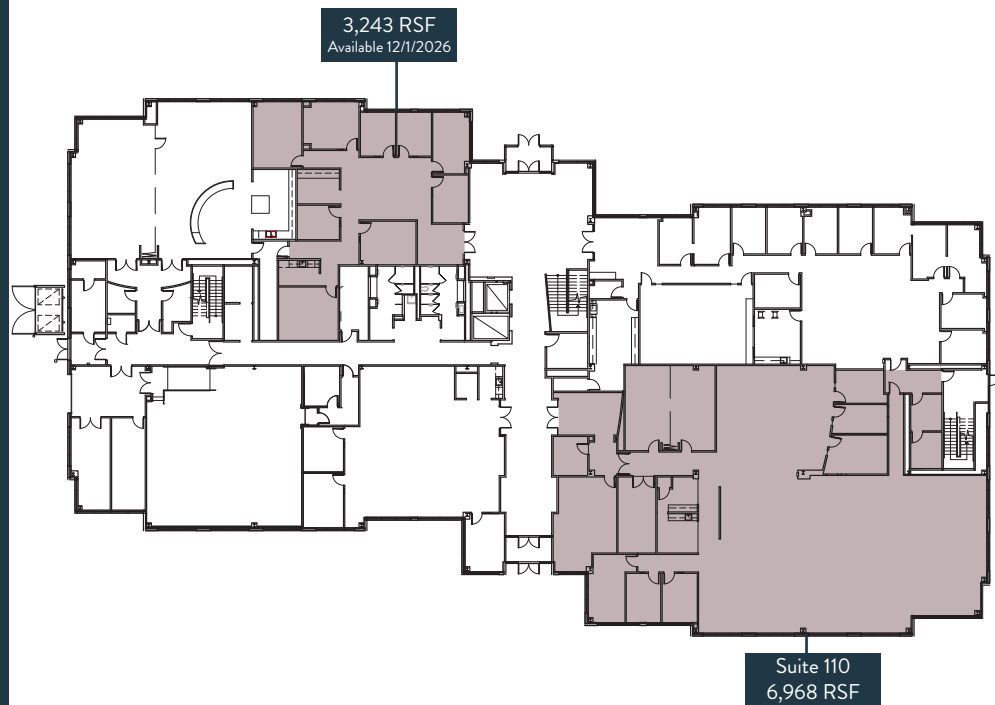


\$23.00/SF
Full Service

Highlights

- 88,050 SF Total
- 4.7 per 1,000
- Class A office building built in 2008
- New, first class interior finishes
- Open, two-story modern atrium lobby
- Easy highway access from K-10 and Ridgeview interchange
- Close proximity to restaurants and shopping on Ridgeview and Lenexa City Center
- Next door to brand new Olathe Convention Center and Hotel
- Adjacent to Genesis Health Club
- Generator availability

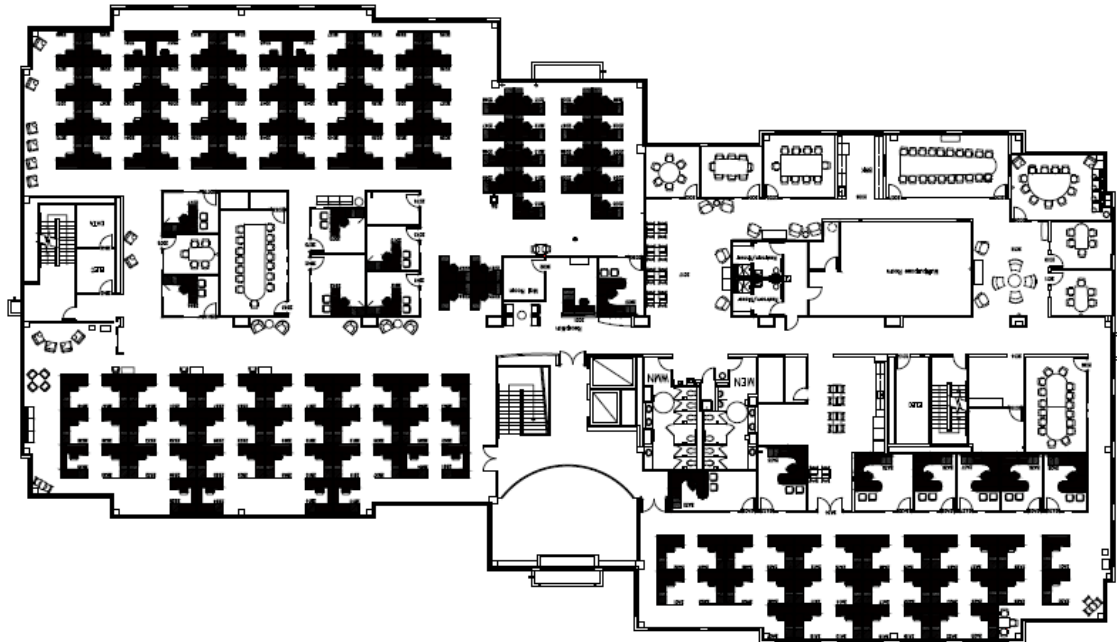
Corporate Ridge I



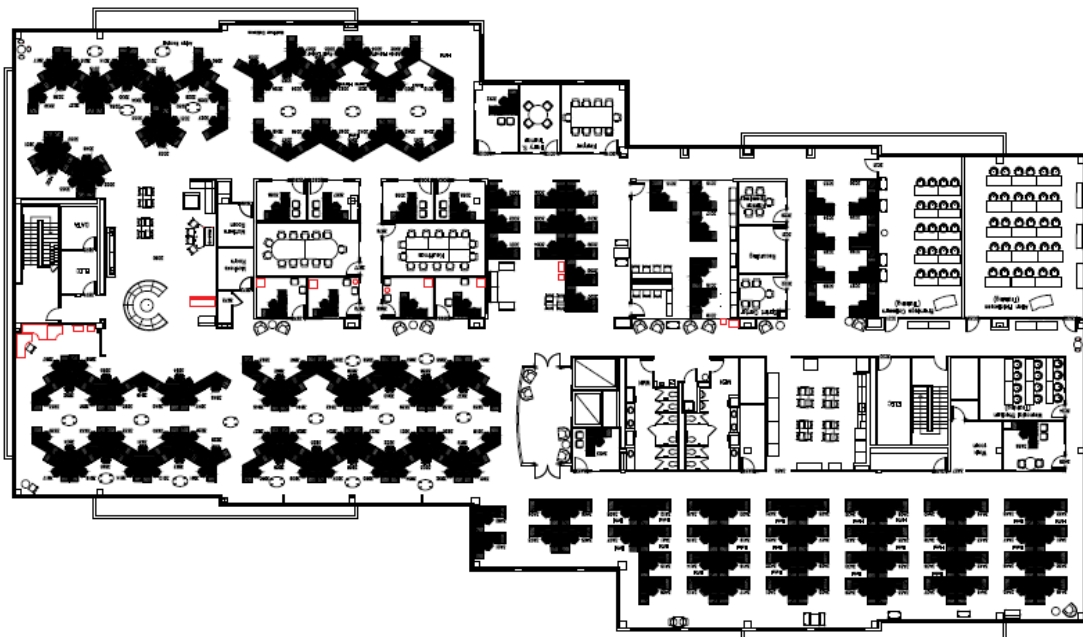
COMING SOON

March 2027

Second Floor | 30,433 RSF



Third Floor | 30,045 RSF



Local Amenities

1. Olathe Convention Center & Hotel

2. Ridgeview Marketplace

Minsky's Pizza

Salty Iguana

The Rub Bar-B-Que

Goodcents Deli Fresh Subs

Johnny's Tavern

Holiday Inn Express

Genesis CrossFit

Taco Bell

Burger King

3. Lenexa City Center

Revocup Lenexa Coffee Shop

Red Kitchen Tamales

Martin City Brewing

Lenexa Public Market

Grand Street Lenexa

Jack Stack

Freddy's Frozen Custard & Steakhouse

Hyatt Place

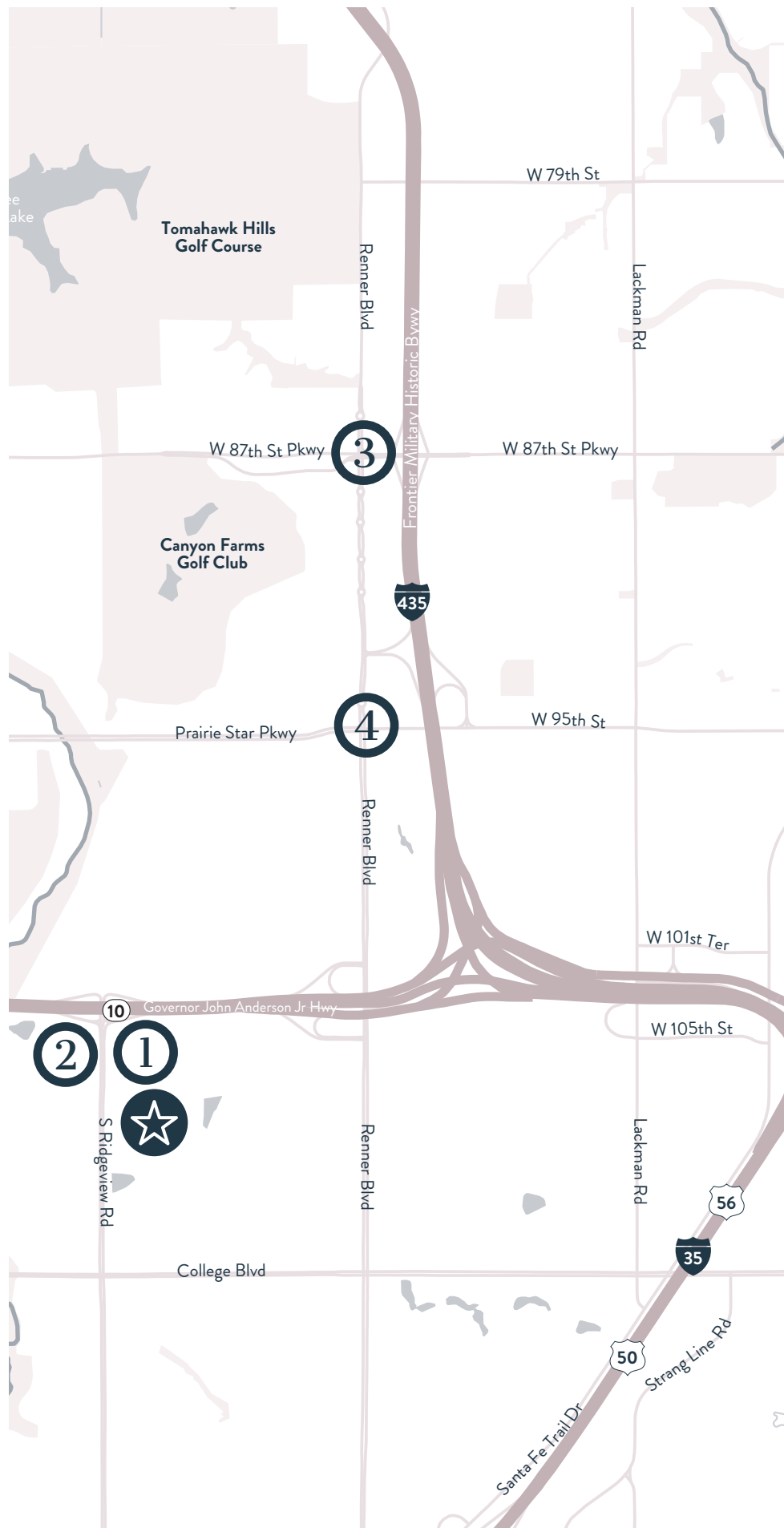
Lifetime Fitness

4. Additional Restaurants + Retail

Brewbakers Bar & Grill

Prairie Market

Hibachi Go





Corporate Ridge I

For leasing information:

RJ TROWBRIDGE
+1 913 469 4637
rj.trowbridge@jll.com

AVERY COMEAU
+1 913 927 9252
avery.comeau@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.