




For sale

11030 Granada Lane, Leawood, KS
7,927 RSF Available

 JLL SEE A BRIGHTER WAY

Property Overview

Address	11030 Granada Lane Leawood, KS
Size	7,927 square feet
County	Johnson
Year Built	1971
Site Area	0.99 acres
Construction	Wood Frame
Parking	60 surface spaces
Zoning	C2
Sale Price	\$1,399,000 \$176.48/SF



7,927
Square Feet

0.99
AC Lot

\$176.48/SF
Asking Price

11030 Granada Lane

This property represents an excellent owner-user opportunity for a company to own and grow within their own building in the heart of the College Boulevard corridor.

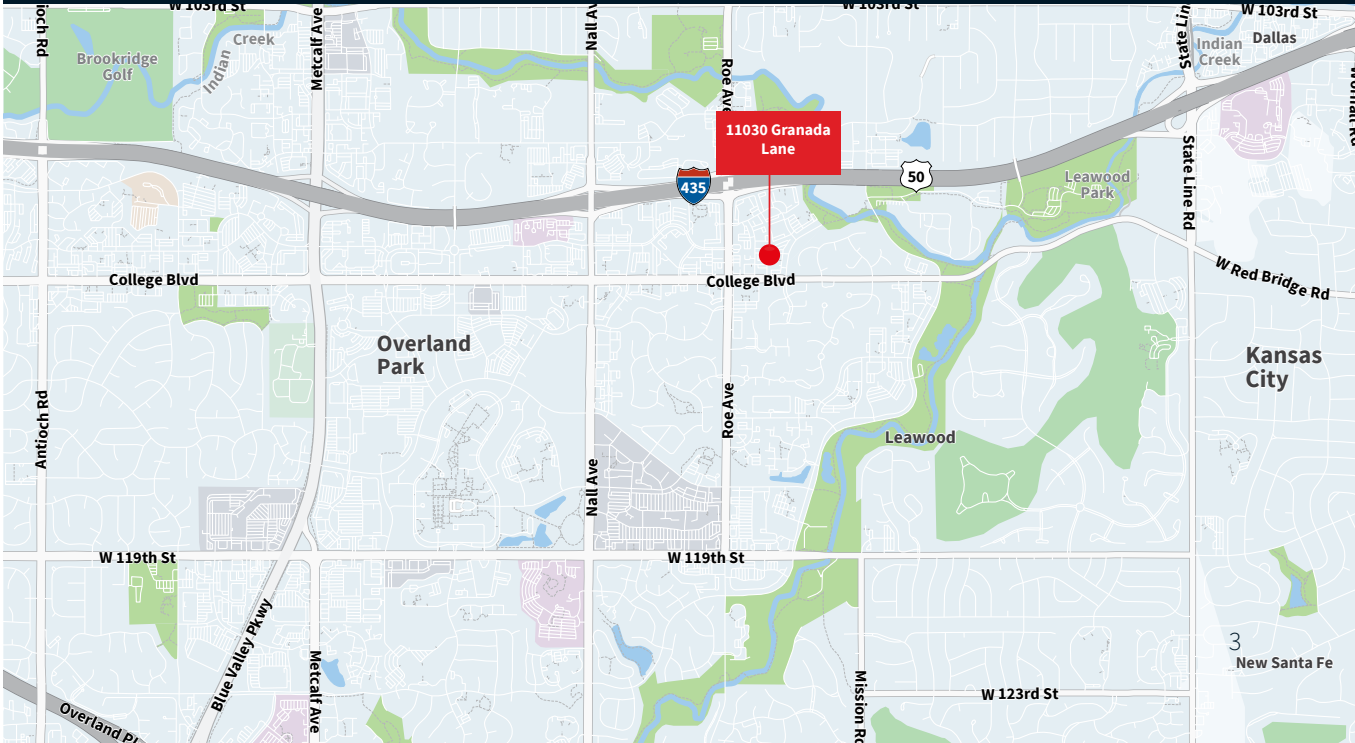
South Johnson County historically has been and continues to be Kansas City’s strongest office investment submarket with property values steadily increasing.



Property overview

- 7,927 SF available
- Mix of private offices and open workspace
- 7.57/1,000 SF parking ratio
- Located within minutes of retail centers
Town Center Plaza & Park Place
- Direct access to I-435 via Roe Ave.

	1 mile	3 miles	5 miles
Estimated population	6,250	80,905	232,176
Estimated households	3,192	35,422	101,786
Est. Average HH income	\$180,641	\$156,619	\$137,736



Investment Highlights

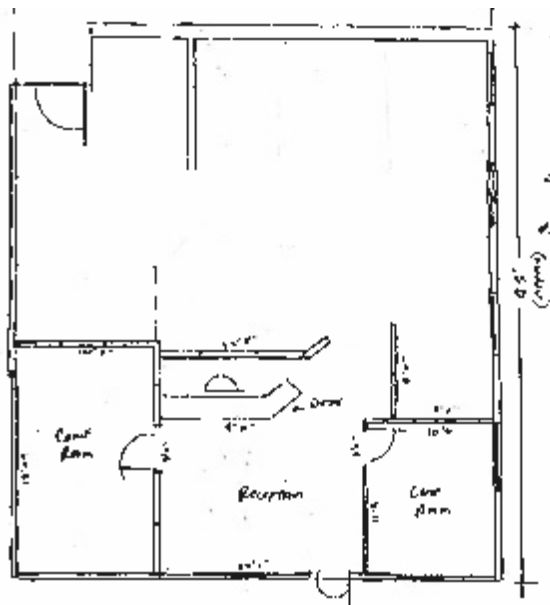
- Building has been diligently maintained by a long term, local owner
- Prime location in Foxhill Office Park along the College Boulevard corridor
- Large parking ratio of 7.57/1,000 SF
- Exterior building signage
- New roof
- HVAC system replaced February 2016
- 0.25 miles from I-435 via Roe Ave. interchange
- Proximity to local and regional shopping centers; restaurants



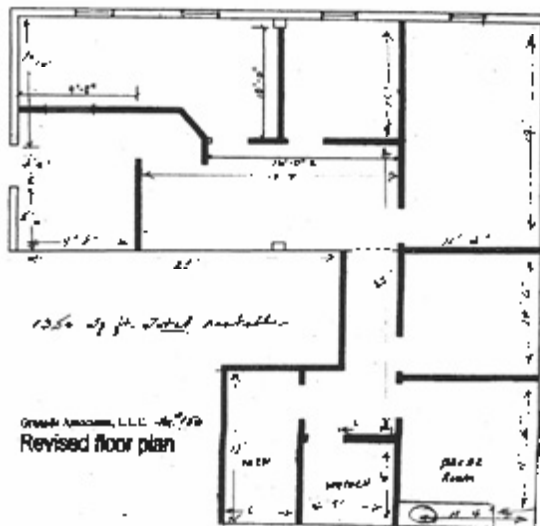
Tenant Overview

Suite	Tenant	Size	Expiration
100	Ifft and Co	4,302 SF	12/31/2024
140	Alliance Title Co.	1,749 SF	2/28/2027
150	Vacant	1,876 SF	-

Suite 140



Suite 150



Operating Expenses

	Total	Per SF
CAM	\$60,242.55	\$7.59/SF
Utilities	\$22,385.59	\$2.82/SF
Insurance	\$3,363.34	\$0.42/SF
Taxes	\$16,415.98	\$2.07/SF
	\$102,407.46	\$12.90/SF

Site aerial



Location map



RJ Trowbridge
Executive Vice President
rj.trowbridge@jll.com
+1 913 469 4637

jll.com/kansas-city

Avery Comeau
Associate
avery.comeau@jll.com
+1 913 927 9252