



4300 W 133rd St.
Leawood, Kansas

For Sale
\$6,462,500

26,750 square feet
Fully-occupied

4300 W 133rd St

Value Add Investment Opportunity or Owner/User Property

4300 W. 133rd St. is a 26,570-square-foot office building, located in Leawood, KS. This fully occupied building is home to three tenants, anchored by Marsh and McLennan Agency (Cline Wood). Two medical tenants occupy the southwest portion of the building. The Marsh suite features a newly renovated common area space completed in November of 2019 perfect for large meetings, corporate events and company gatherings, state of the art training room equipped with projection screen and monitor, and a mix of private offices and workstation areas.

Property Snapshot

Address	4300 W 133rd Street Leawood, Kansas
Offering Price	\$6,462,500
Year Built	2008
2020 Gross Income	\$684,421
Size	26,570 square feet
Stories	One
Site Area	3.40 acres
Suites	Three: <ul style="list-style-type: none">• 21,371 sf• 2,578 sf• 2,621 sf
Parking	<ul style="list-style-type: none">• 112 surface spaces

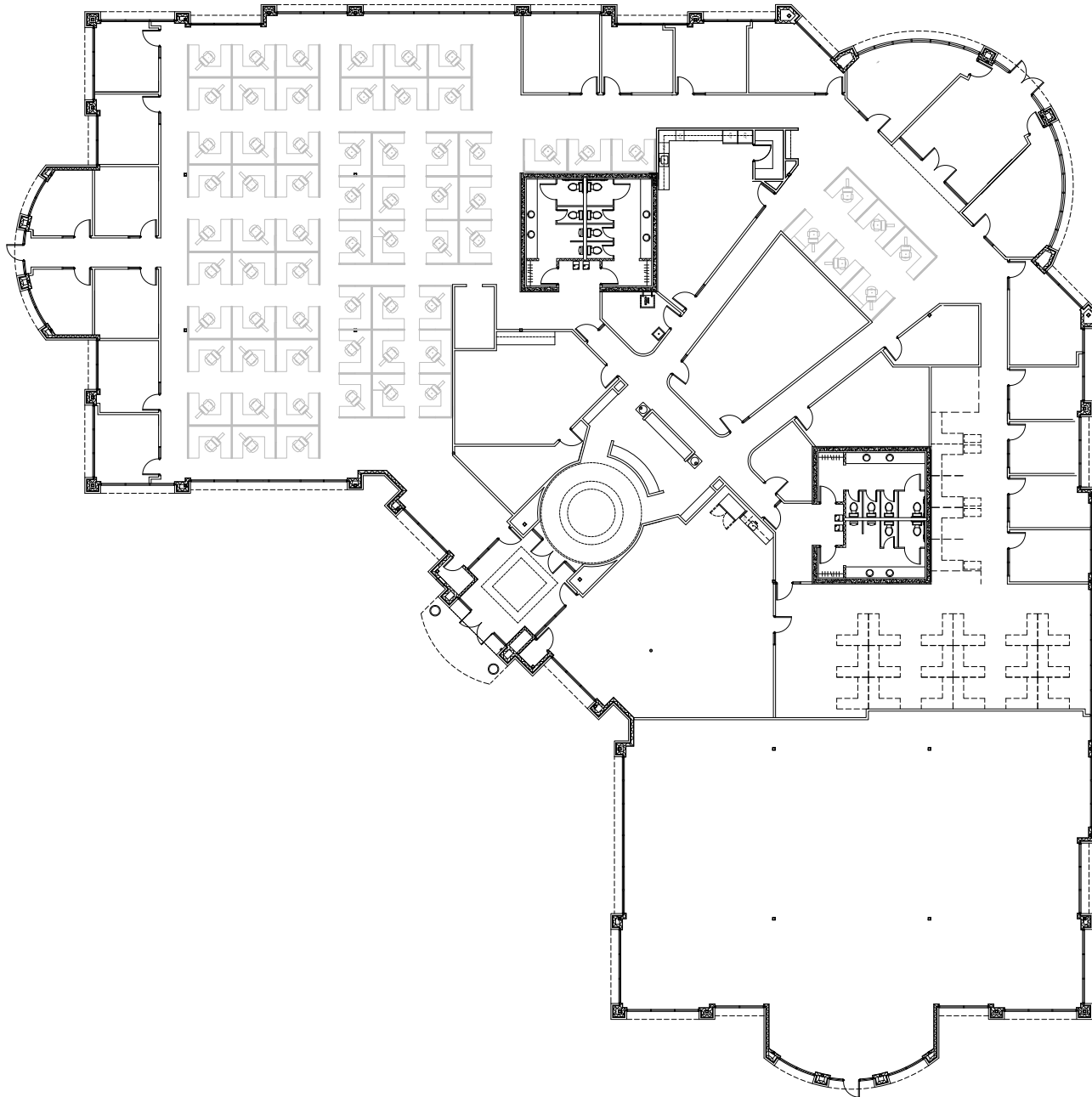




LOCATION HIGHLIGHTS

The Property is settled on 3.4 acres of land set back along 133rd St. between Mission Road and Roe Avenue in Leawood, KS. A residential subdivision and elementary are positioned north and east of the property providing a sense of seclusion and privacy. An abundant amount of retail and amenity options are located within two miles of the building on the 135th Street corridor.

BUILDING FLOORPLAN



INTERIOR PHOTOS





Contact Information

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