

FOR LEASE > OFFICE SPACE

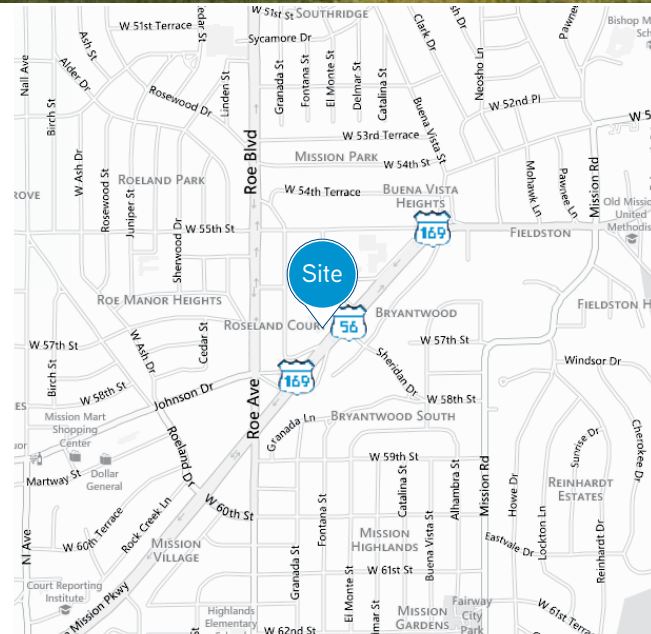
4400 Shawnee Mission Parkway

FAIRWAY, KANSAS



Property Features

- > Available space:
 - > First floor: 3,827± SF, available 9/1/18
 - > Second floor: 1,045± SF (can be expanded, 900 SF), available 12/31/18
- > \$23.50/PRSF
- > Owner-occupied with property management on-site
- > Great Shawnee Mission Parkway visibility
- > Situated 5 minutes from the Country Club Plaza and I-35
- > Traffic counts of 28,285 VPD on Shawnee Mission Parkway

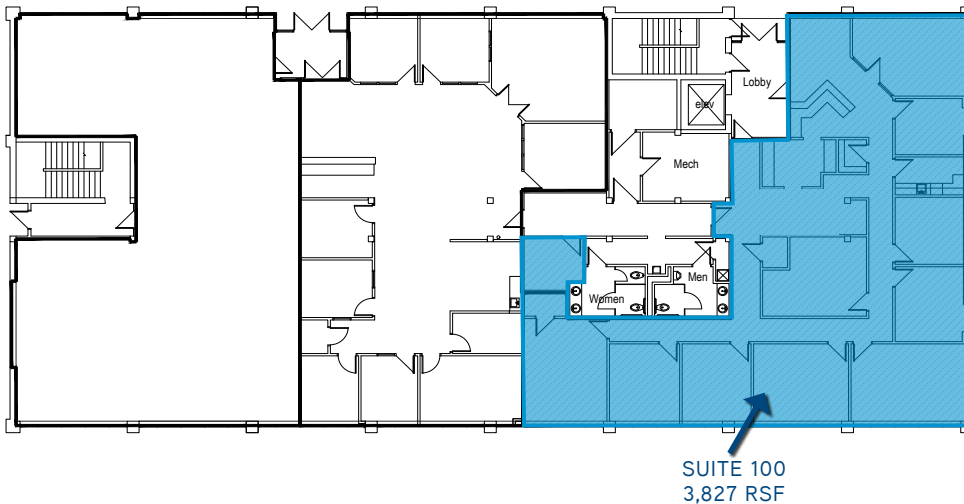


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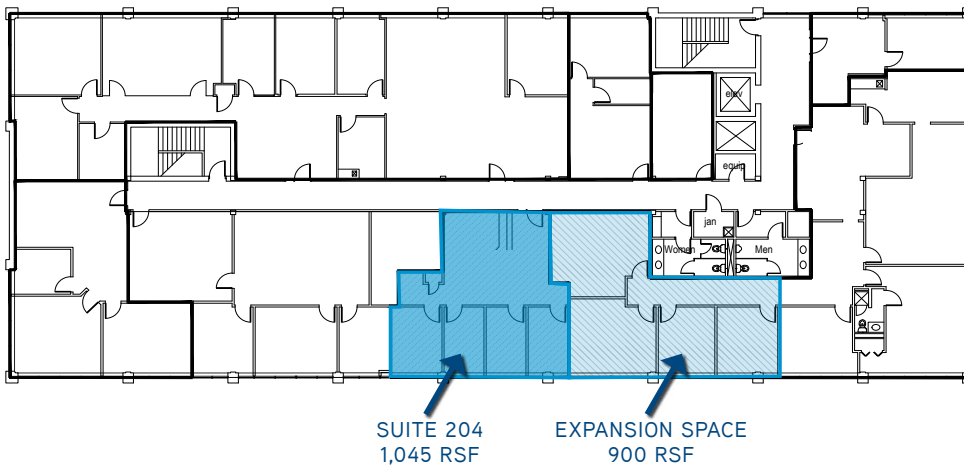
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Floor Plans

FIRST FLOOR PLAN: 3,827 RSF



SECOND FLOOR PLAN: 1,800± RSF



AREA DEMOGRAPHICS



Current Population (2017)

10,683 (1 MILE)

101,415 (3 MILE)

274,077 (5 MILE)



Average Household Income (2017)

\$124,485 (1 MILE)

\$107,782 (3 MILE)

\$83,422 (5 MILE)

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