



**CUSHMAN &
WAKEFIELD**

FOR LEASE

11164 Noble Drive

Olathe, KS



2,496 SF Available

Lease Rate: \$25.50-\$26.00 PSF FSG

Property Highlights

- Existing dental space available on first floor in medical office building
- Infrastructure in place for five operatories
- Tenant improvement allowance based on usable square footage
- Two private offices with private restroom
- Usable square footage 2,218 SF
- Load factor 12.55%



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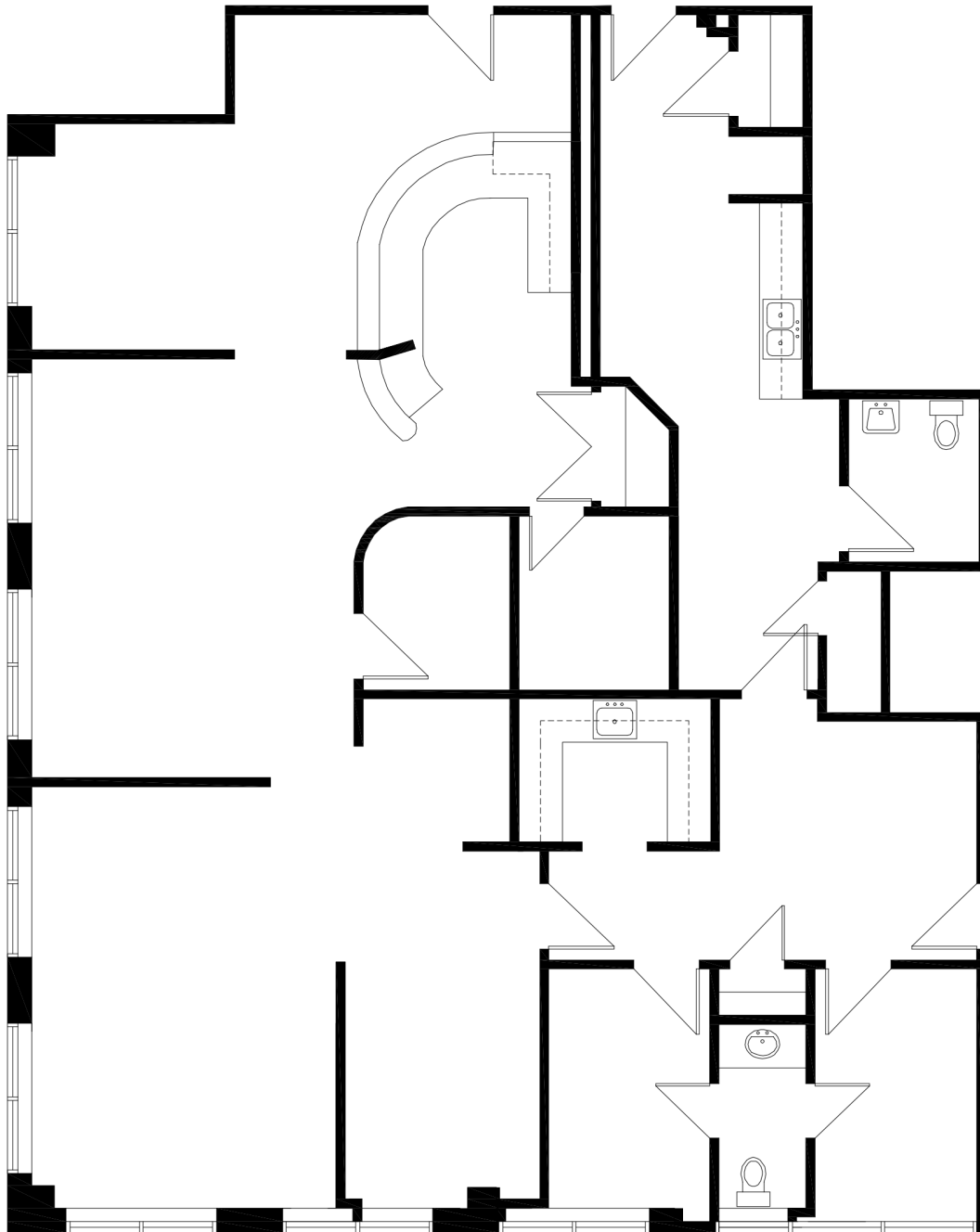
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Floor Plan



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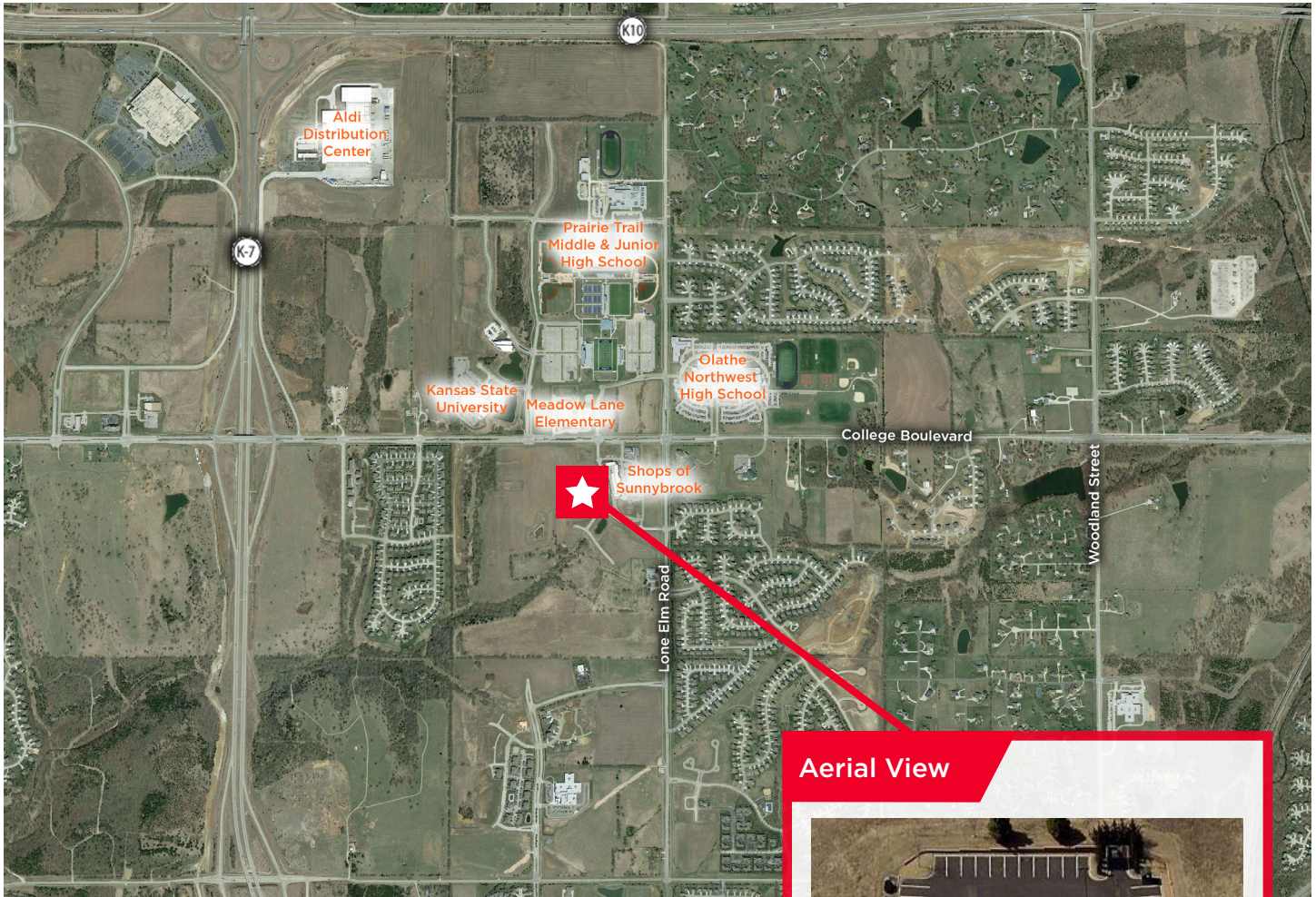
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Aerial



Aerial View



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,485	45,829	107,591
Households	1,286	15,955	40,169
Average HH Income	\$116,798	\$109,361	\$95,310
Daytime Population	800	13,791	83,011
# Businesses	59	909	4,682

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