



For Lease
151st Street
& K-7 Area

Southpark Commons

1305-1349 S Fountain Dr.
Olathe, Kansas

Property Features

- 1,751-10,710 SF Available
- Aggressive market rates and terms
- Near expanding Olathe Medical Center & Garmin
- Ideal for office or medical-office use
- Abundant on-site parking
- Generous Tenant Improvement packages

For more information:

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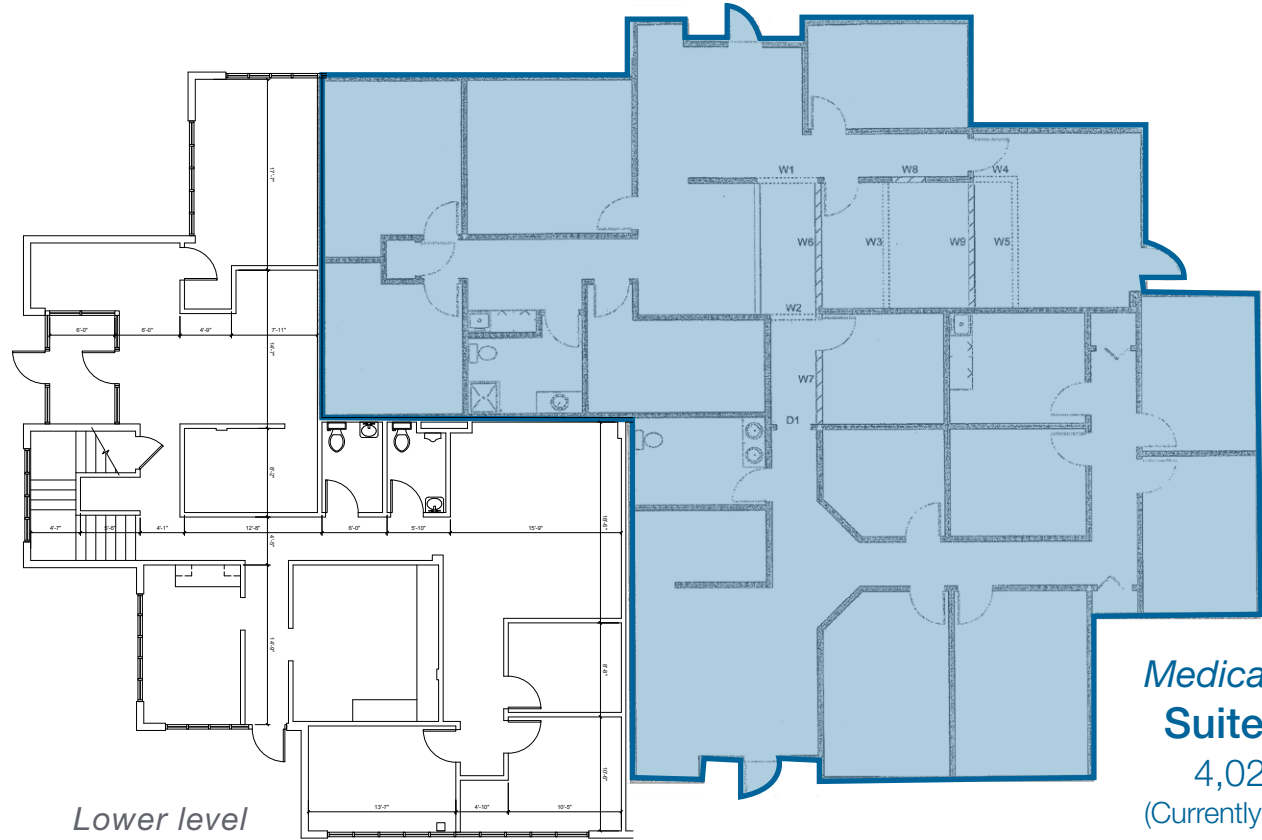
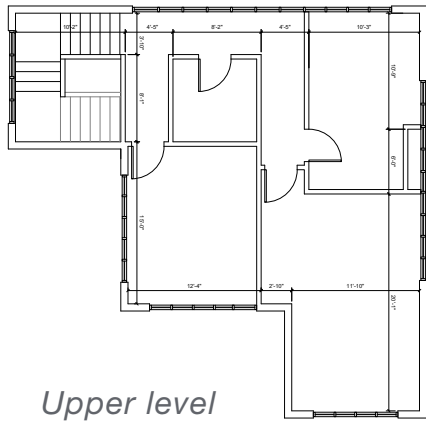
1 Month Free For Every Year of a Lease Commitment

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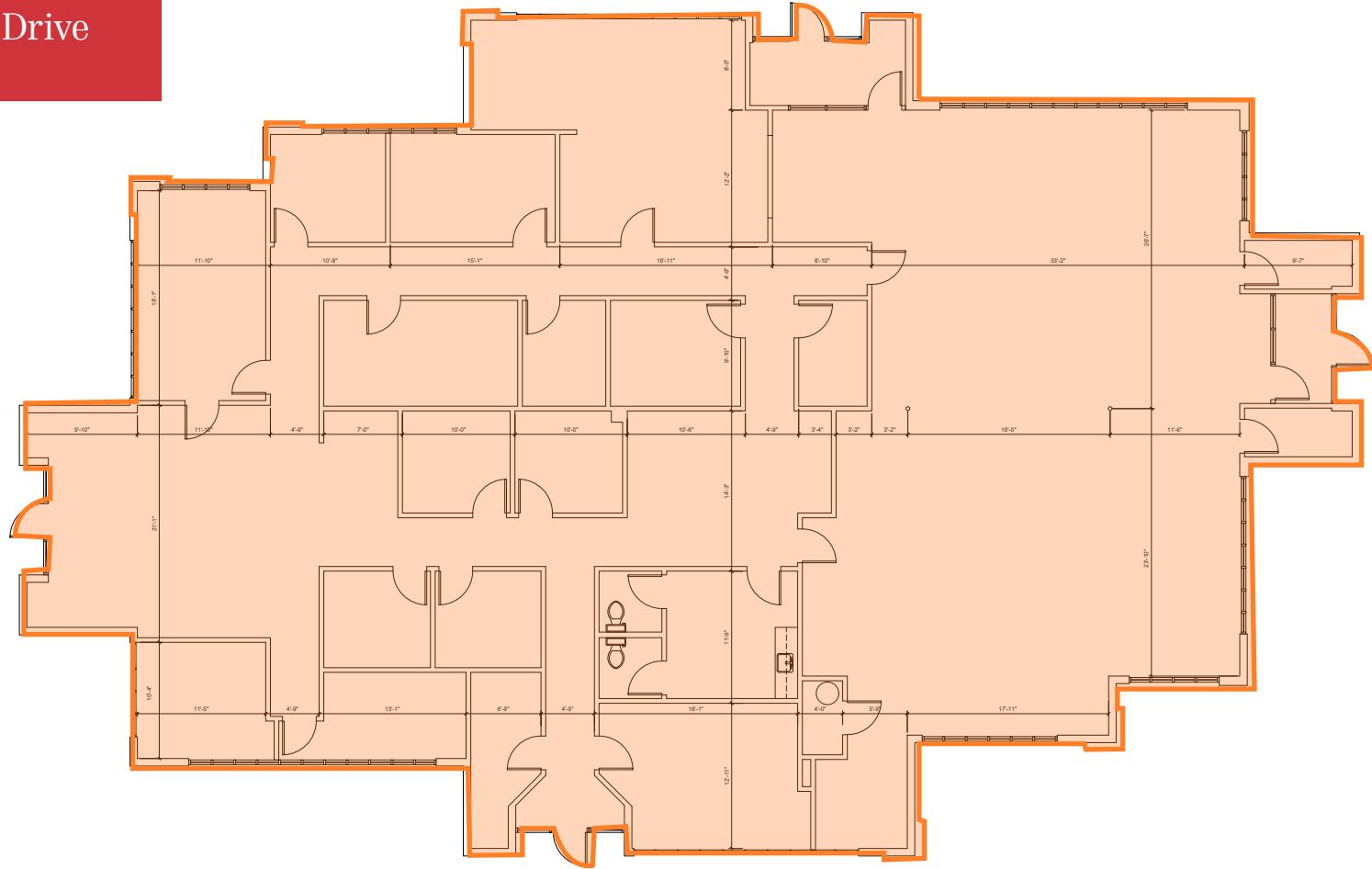
Southpark Commons
1341-1343 S Fountain Drive



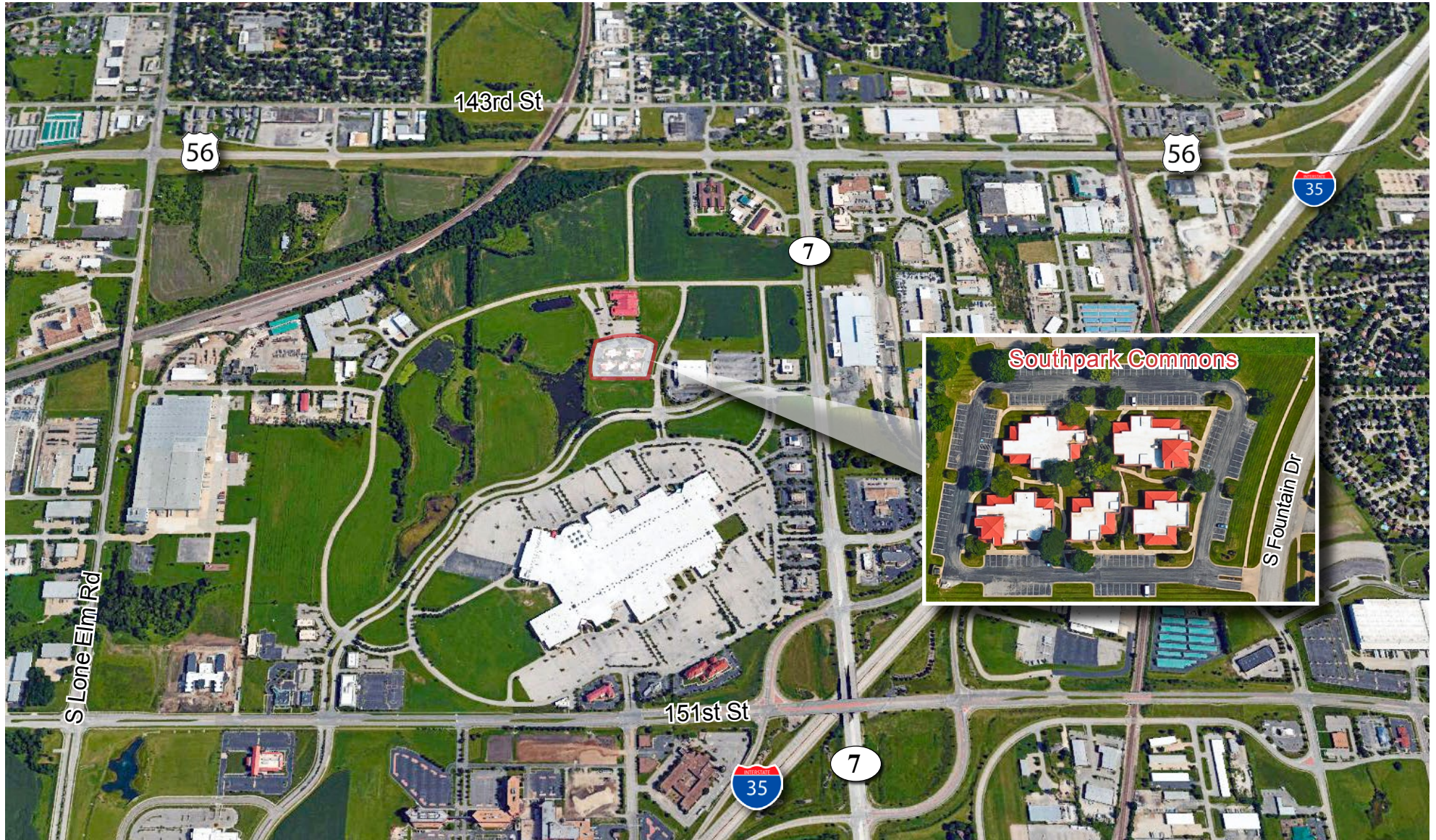
Medical Space
Suite 1343
4,020 SF
(Currently occupied)

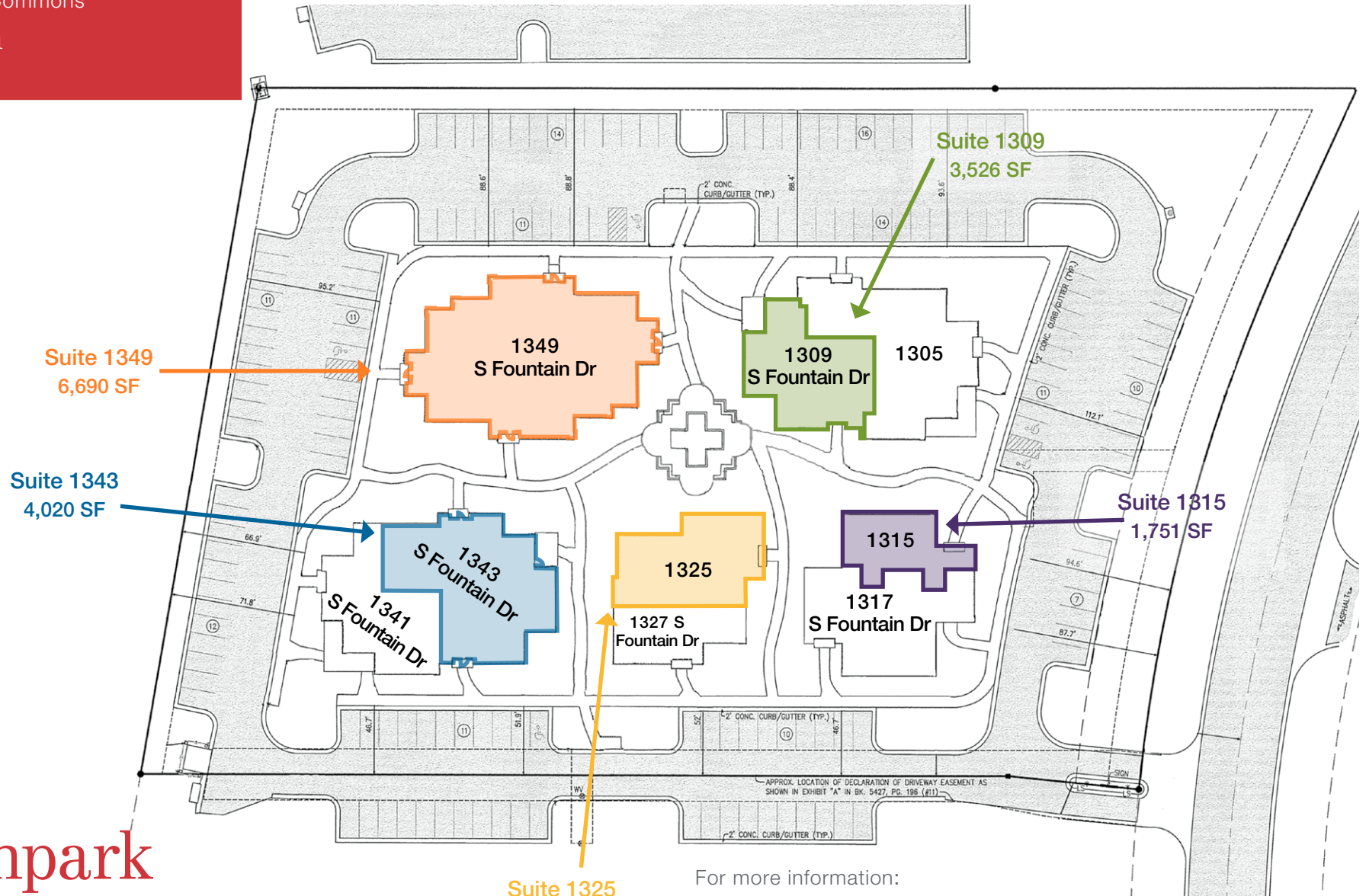
Space Available:	4,020 SF available
Building Description:	Single story with multiple entrances and 2nd story loft offices
Zoning:	C-O "Office Building District"
Parking:	4.7 cars per 1,000 SF surface parking
Lease Rate:	Full service rates from \$12.00 - \$16.00 per RSF net of janitorial
Operating Cost:	Base year
TI Allowance:	Negotiable
Remarks:	Convenient highway access in serene lake-side setting with unique building exterior & flexible layouts

Suite 1349
6,690 SF
(Divisible)



Space Available:	6,690 SF vacant/available divisible to $\pm 3,000$ SF
Building Description:	Single story with multiple entrances
Zoning:	C-O "Office Building District"
Parking:	4.7 cars per 1,000 SF surface parking
Lease Rate:	Full service rates from \$12.00 - \$16.00 per RSF net of janitorial
Operating Cost:	Base year
TI Allowance:	Negotiable
Remarks:	Convenient highway access in serene lake-side setting with unique building exterior & flexible layouts





Southpark Commons

Olathe, Kansas

Suite 1325
2,769 SF
(Available in 60 days)

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