

**5125 Roe Boulevard, Roeland Park, KS For Sale -
\$2,062,000**



Building Facts

Rental Rate: \$20 per SF – NNN.

Space Available: 10,956 square feet gross space (can be subdivided into six units for individual tenants. Presently, 3,585 SF and 5,261 SF office space available.

Term: 5-yr lease.

Operating Costs: The rental rate is net of operating costs of the property. Operating costs for the property include real estate taxes, insurance, water, sewer, trash removal, snow removal, landscaping, repairs, exterior maintenance, and building management. Current operating expenses for the property are \$5.75 per SF payable monthly (adjusted annually).

Utilities: Tenant responsible for electricity, gas, security, janitorial, internet and telephone.

Parking: 44 surface parking stalls in front and rear.

Signage: Tenant signage available on building and monument.

Other Features: Excellent location, highly visible, about 45,000 households and 144,000 population within 3-mile radius, and complementary tenant (dentist).

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