



PROPERTY DESCRIPTION

Two office suites are available for lease on the third floor of Roeland Park City Hall and may be leased individually or together for a total of 3,333 SF, offering a flexible opportunity for professional services, nonprofit or administrative users seeking office space.

Both suites provide access to shared amenities including restrooms, a passenger elevator, break room and conference room, creating a functional and professional work environment.

Suite 302 is 2,129 SF and is move-in ready. Suite 303 offers 1,204 SF and is available at the end of March. A single tenant may lease both suites for a combined total of 3,333 SF.

PROPERTY HIGHLIGHTS

- 24-hour key card access to the building
- Access to shared building amenities including break room, conference room, on-floor bathroom
- Minutes from I-35 and Highway 69
- Close to several restaurants and services
- EV auto charging on-site
- Free covered parking
- Great for professional services, nonprofits

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,473	46,216	125,121
Total Population	11,726	97,645	275,279
Average HH Income	\$101,720	\$121,191	\$102,834

OFFERING SUMMARY	
Lease Rate:	\$18.50 SF/yr (Modified Full-Service)
Available SF:	1,204 - 3,333 SF
Lot Size:	0.12 Acres
Building Size:	4,819 SF
Year Built:	1972
Zoning:	OB

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ROELAND PARK CITY HALL BUILDING

4600 West 51st Street, Roeland Park, KS 66205

OFFICE BUILDING
FOR LEASE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 302	2,129 - 3,333 SF	Modified Full-Service	\$18.50 SF/yr
Suite 303	1,204 - 3,333 SF	Modified Full-Service	\$18.50 SF/yr

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OFFICE BUILDING
FOR LEASE



Suite 302

Suite 302

Suite 302



Suite 303

Suite 303

Front of Building

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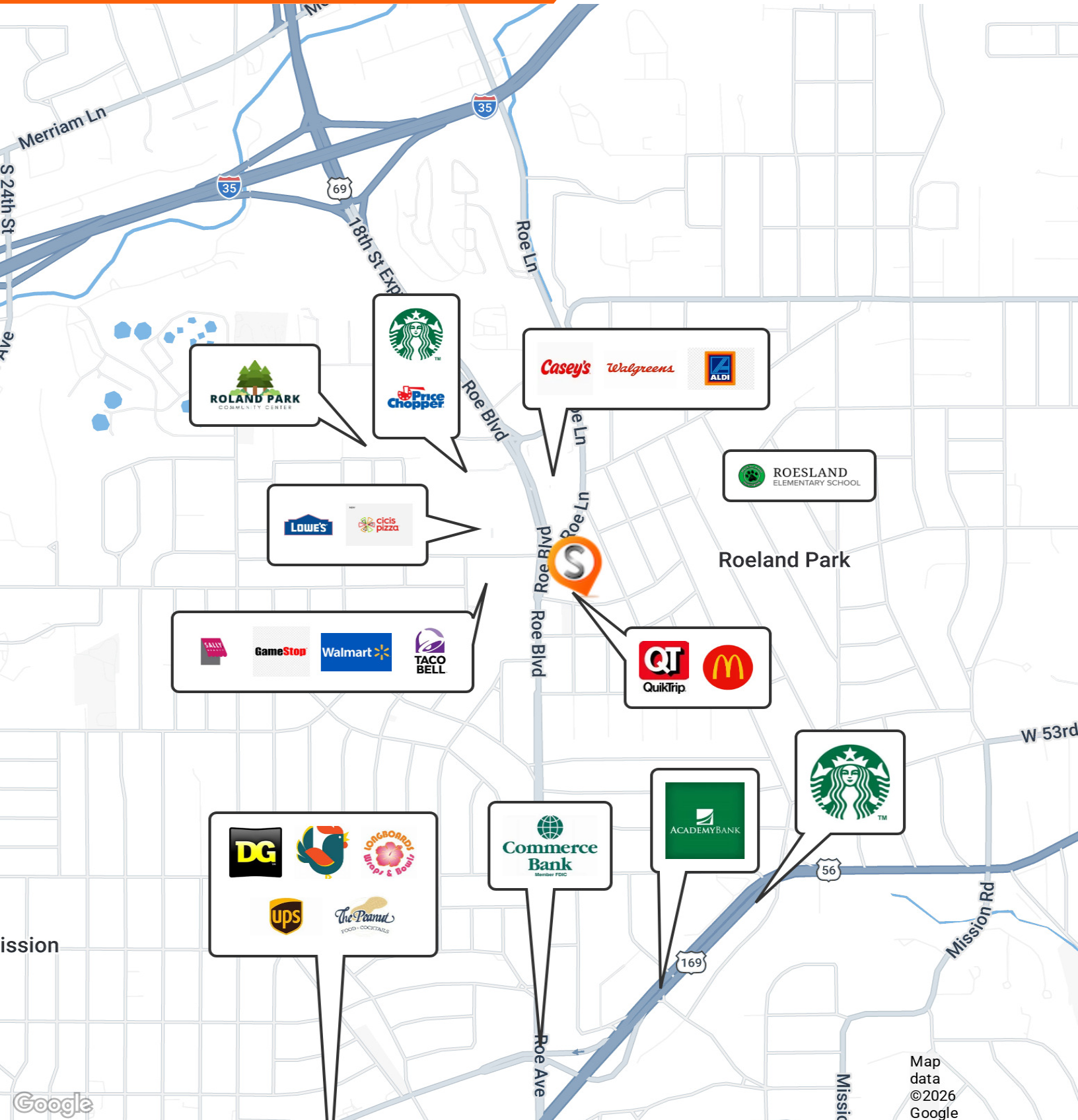


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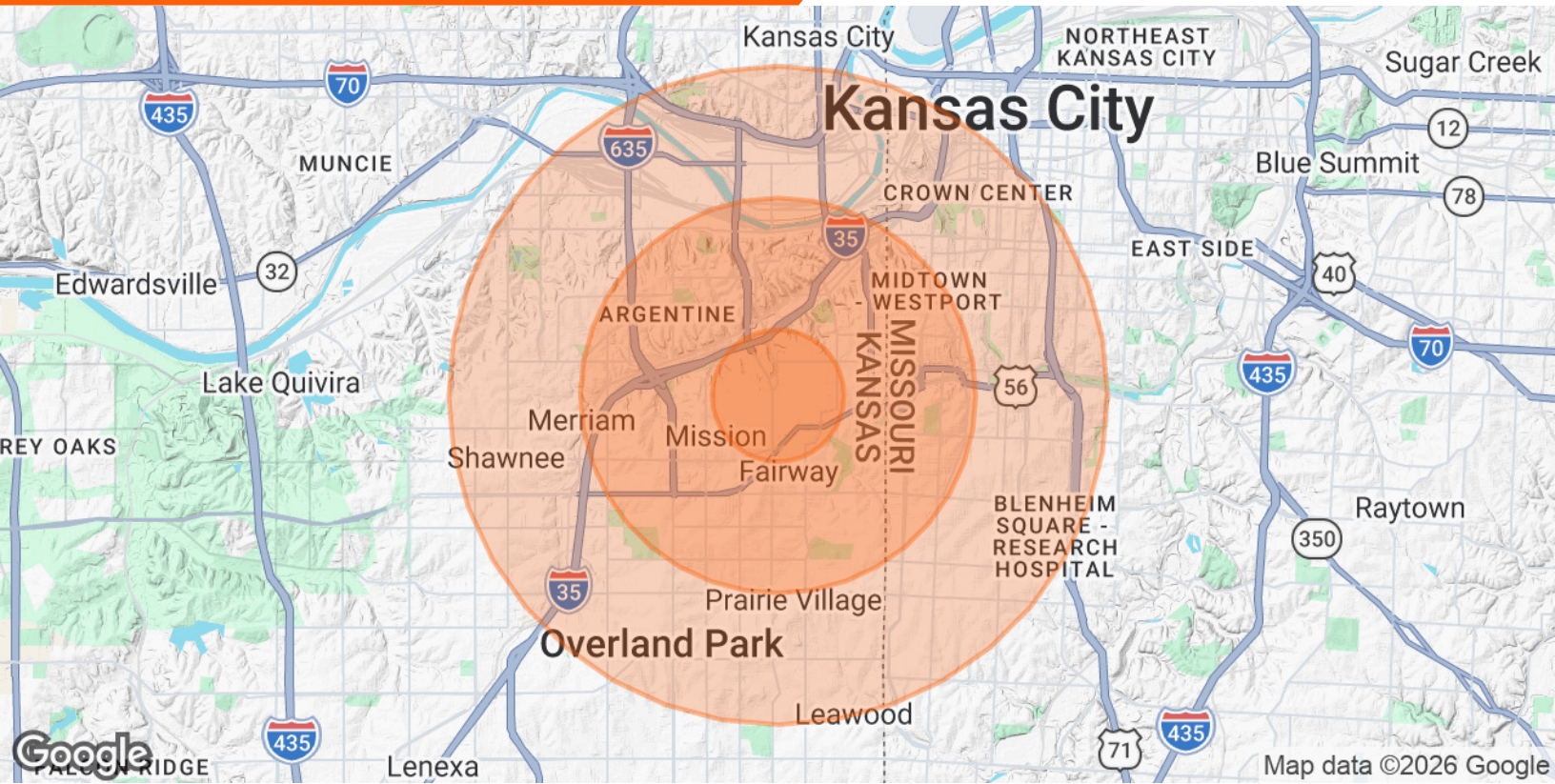


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OFFICE BUILDING
FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,726	97,645	275,279
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,473	46,216	125,121
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$101,720	\$121,191	\$102,834
Average House Value	\$339,813	\$436,975	\$344,135

Demographics data derived from AlphaMap

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