

## Lake View Office For Lease



### 2,400 SF Turnkey Office Available

- Suite 101: 600 SF
- Suite 103: 1,800 SF
- Rate: \$16 PSF
- Quiet, Private, Office in the Advanced Health Office Building.
- Located in the Beautiful Corporate Lake Office Park in South Overland Park, Kansas.
- Proximate to: Blue Valley North High School, Rosana Square Shopping Center, Town Center Plaza, Country Club of Leawood, Prairiefire, Lionsgate, Multiple Office Parks, St. Lukes South Hospital, and Menorah Medical Center in addition to Highways 69 and 435.
- Incredible, Unobstructed Lake View with Private Outdoor Break Area.
- Anchored by a busy Chiropractic Office, and Complimented by other health professionals including: counseling, massage, waxing, and physical therapists.

For more information:

Christel Highland  
816.410.9584  
chighland@blockllc.com



6701 West 121st Street

Leawood, Kansas 66209

For Lease

## Interior Photos





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## Exterior Photos





## Demographics

6701 W 121st St Leawood, KS 66209	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	7,906	89,679	238,544	700,984
2029 Projected Population	8,488	93,952	244,217	711,545
2020 Census Population	7,469	86,151	235,342	693,386
2010 Census Population	6,946	78,142	214,523	640,653
Projected Annual Growth 2024 to 2029	1.5%	1.0%	0.5%	0.3%
Historical Annual Growth 2010 to 2024	1.0%	1.1%	0.8%	0.7%
<b>Households</b>				
2024 Estimated Households	4,049	39,883	102,115	295,361
2029 Projected Households	4,399	42,561	105,798	302,308
2020 Census Households	3,723	36,538	96,989	283,769
2010 Census Households	3,257	32,535	87,283	259,998
Projected Annual Growth 2024 to 2029	1.7%	1.3%	0.7%	0.5%
Historical Annual Growth 2010 to 2024	1.7%	1.6%	1.2%	1.0%
<b>Age</b>				
2024 Est. Population Under 10 Years	12.2%	12.0%	12.0%	12.5%
2024 Est. Population 10 to 19 Years	12.0%	12.5%	13.0%	12.6%
2024 Est. Population 20 to 29 Years	10.6%	13.2%	12.2%	13.2%
2024 Est. Population 30 to 44 Years	15.9%	18.7%	19.1%	21.0%
2024 Est. Population 45 to 59 Years	14.2%	17.1%	18.0%	17.6%
2024 Est. Population 60 to 74 Years	20.0%	17.6%	17.2%	16.2%
2024 Est. Population 75 Years or Over	15.0%	8.9%	8.5%	7.0%
2024 Est. Median Age	45.2	40.4	39.9	37.9
<b>Marital Status &amp; Gender</b>				
2024 Est. Male Population	47.2%	49.1%	49.0%	49.2%
2024 Est. Female Population	52.8%	50.9%	51.0%	50.8%
2024 Est. Never Married	29.2%	26.3%	27.0%	30.7%
2024 Est. Now Married	48.6%	57.0%	56.2%	51.6%
2024 Est. Separated or Divorced	13.5%	11.9%	11.9%	13.2%
2024 Est. Widowed	8.7%	4.9%	4.9%	4.5%
<b>Income</b>				
2024 Est. HH Income \$200,000 or More	21.1%	23.1%	22.1%	16.6%
2024 Est. HH Income \$150,000 to \$199,999	8.4%	12.7%	12.0%	11.1%
2024 Est. HH Income \$100,000 to \$149,999	17.2%	19.4%	19.5%	18.8%
2024 Est. HH Income \$75,000 to \$99,999	13.8%	13.0%	12.6%	13.0%
2024 Est. HH Income \$50,000 to \$74,999	18.6%	13.0%	14.0%	15.2%
2024 Est. HH Income \$35,000 to \$49,999	6.6%	5.7%	6.6%	8.5%
2024 Est. HH Income \$25,000 to \$34,999	6.4%	5.3%	5.0%	6.0%
2024 Est. HH Income \$15,000 to \$24,999	2.6%	3.2%	3.5%	4.7%
2024 Est. HH Income Under \$15,000	5.3%	4.7%	4.6%	6.1%
2024 Est. Average Household Income	\$137,245	\$167,222	\$161,751	\$137,107
2024 Est. Median Household Income	\$96,952	\$123,915	\$121,447	\$105,630
2024 Est. Per Capita Income	\$70,687	\$74,497	\$69,340	\$57,862
2024 Est. Total Businesses	885	5,821	11,160	28,408
2024 Est. Total Employees	15,037	102,657	165,937	383,863

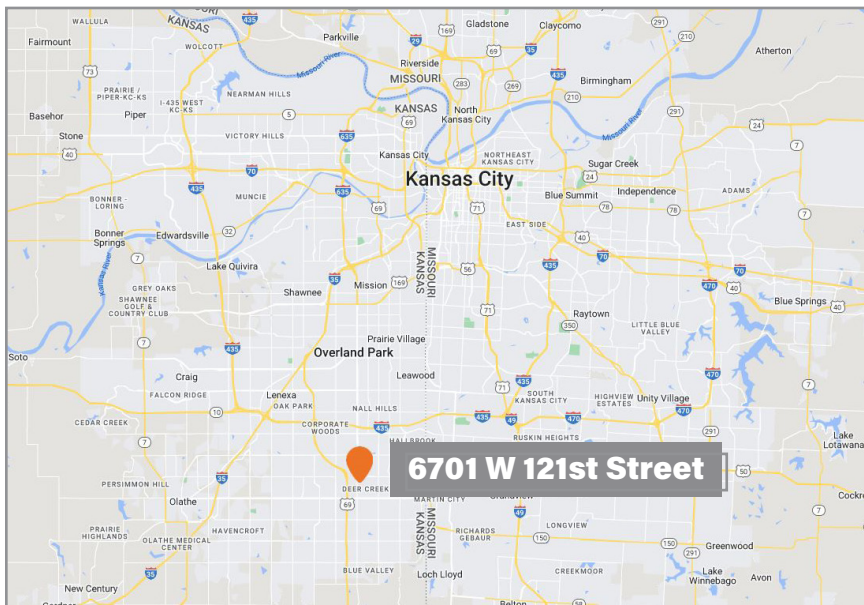
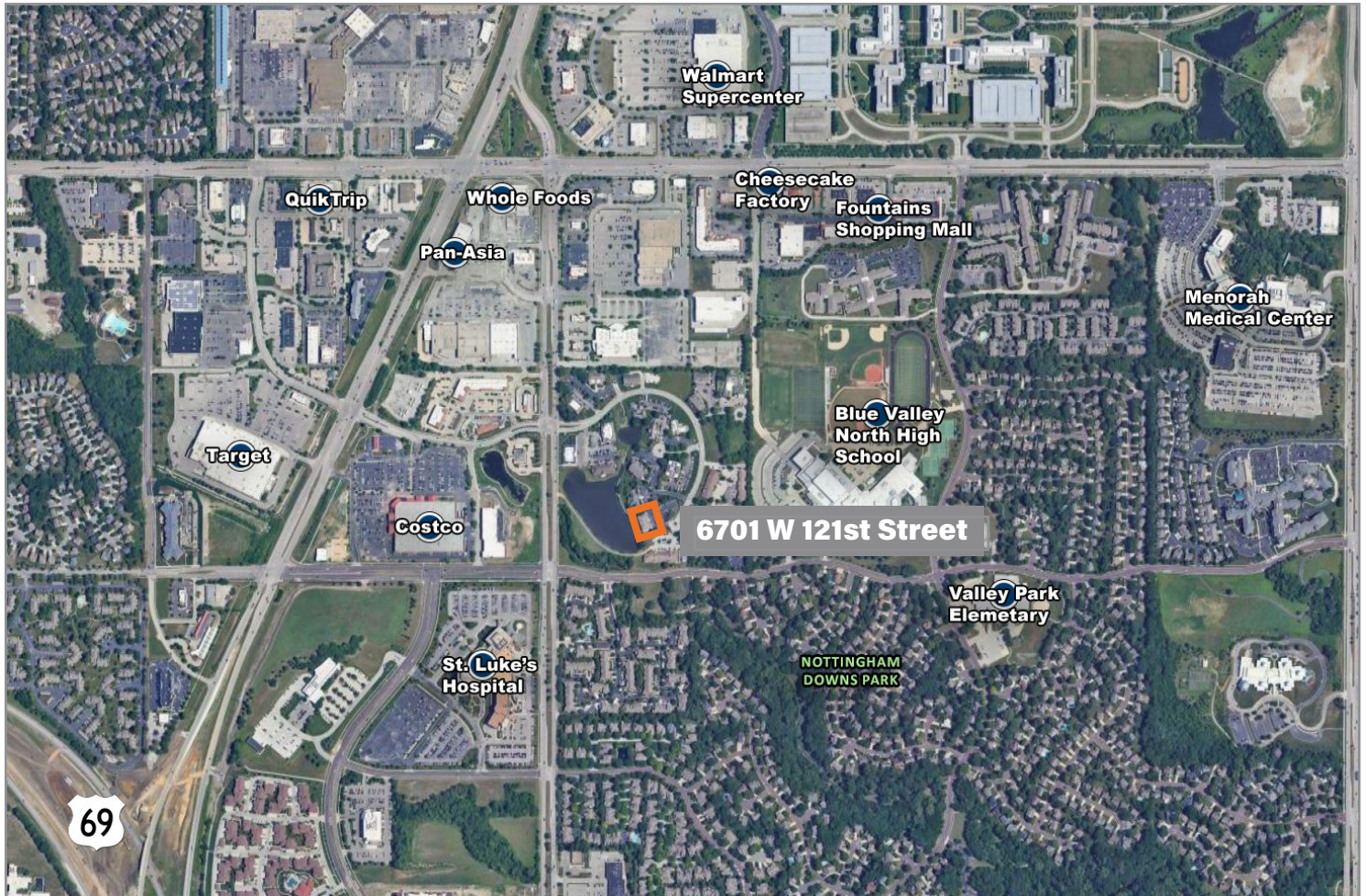
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REAL ESTATE SERVICES, LLC