

For Sale



Roe Corporate Centre

Class A Office/Medical Building with Building Signage

4550 West 109th Street, Overland Park, Kansas

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BLOCK
REAL ESTATE SERVICES, LLC

Building Profile

Building Address 4550 West 109th Street, Overland Park, Kansas

Building Description Roe Corporate Centre is a completely renovated full-service office building which first opened in 1973. Renovations were completed consisting of 75,452 rentable square feet on approximately 4.76 acres. The property is located in the City of Overland Park, Kansas, and is located just south of the intersection of Interstate 435 and Roe Boulevard. The building has superior access to Roe Boulevard and has unparalleled visibility to Interstate 435. The building is a 3-story, multi-tenant office building. The exterior appearance is composed of brick, bronzed anodized glass and frames, and is constructed with structural steel columns and beams which support metal bar joists with a built up roof. The building is subdivided for multiple tenant occupancy.

Land Area Approximately 4.76 acres

Area Measurements	Floor	NET Rentable Available	Available Square Feet
	1st Floor	30,168	6,501
	2nd Floor	30,481	1,379 - 26,664
	3rd Floor	14,803	6,851
	Basement	2,897	N/A
	Mechanical	<u>1,704</u>	N/A
		75,452*	

**75,452 SF does not include basement and mechanical penthouse*

On Site Parking Surface Parking - 309 or 4.74 spaces per 1,000 square feet.

Elevators The building features two (2) high speed elevators.

Roof The roof will be mechanically fastened 60mil, white TPO membrane system with an insulating value of R-20.

Telecommunications Multiple high-speed voice & data services, as well as choice of fiber optic and wireless communication carriers will be provided. AT&T has a dual fiber feed in the building.

HVAC The building will be climate controlled by rooftop mounted units distributed by a variable air volume system. The roof top units will include energy recovery wheels for efficiency.

A direct digital control (DDC), HVAC system will be installed in the buildings to provide multiple zones per floor. An energy management system will also be installed to insure energy efficiency.

Hours of Operation Monday - Friday: 7:00 a.m. - 7:00 p.m.
Saturday: 8:00 a.m. - 1:00 p.m.
Sunday and Holidays: Closed

Security The building entrances will have a computer integrated security system, with 24-hour card access.

Utilities	Electricity – KCP&L Water – Johnson County District #1 Gas – Kansas Gas Service Sewer – Johnson County Wastewater
Electrical System	The building will provide 480/277 volt, 7,500 amp service.
Lobby & Common Area	Current improvement plans will include granite floors, wood paneled walls.
Landscaping	The complex will be generously landscaped with flowers, shrubs, trees and landscaped sodded areas. The property will have a complete underground irrigation system to serve all landscaped areas.
Zoning	CP-O
Amenities	The building will have a convenient location with access to hotels, restaurants, day care, banking, and retail services nearby.
Sale Price	\$9.96M (\$132.00/PSF)



Property Photos




Floor Plan - First Floor

Total Contiguous - 6,501 SF



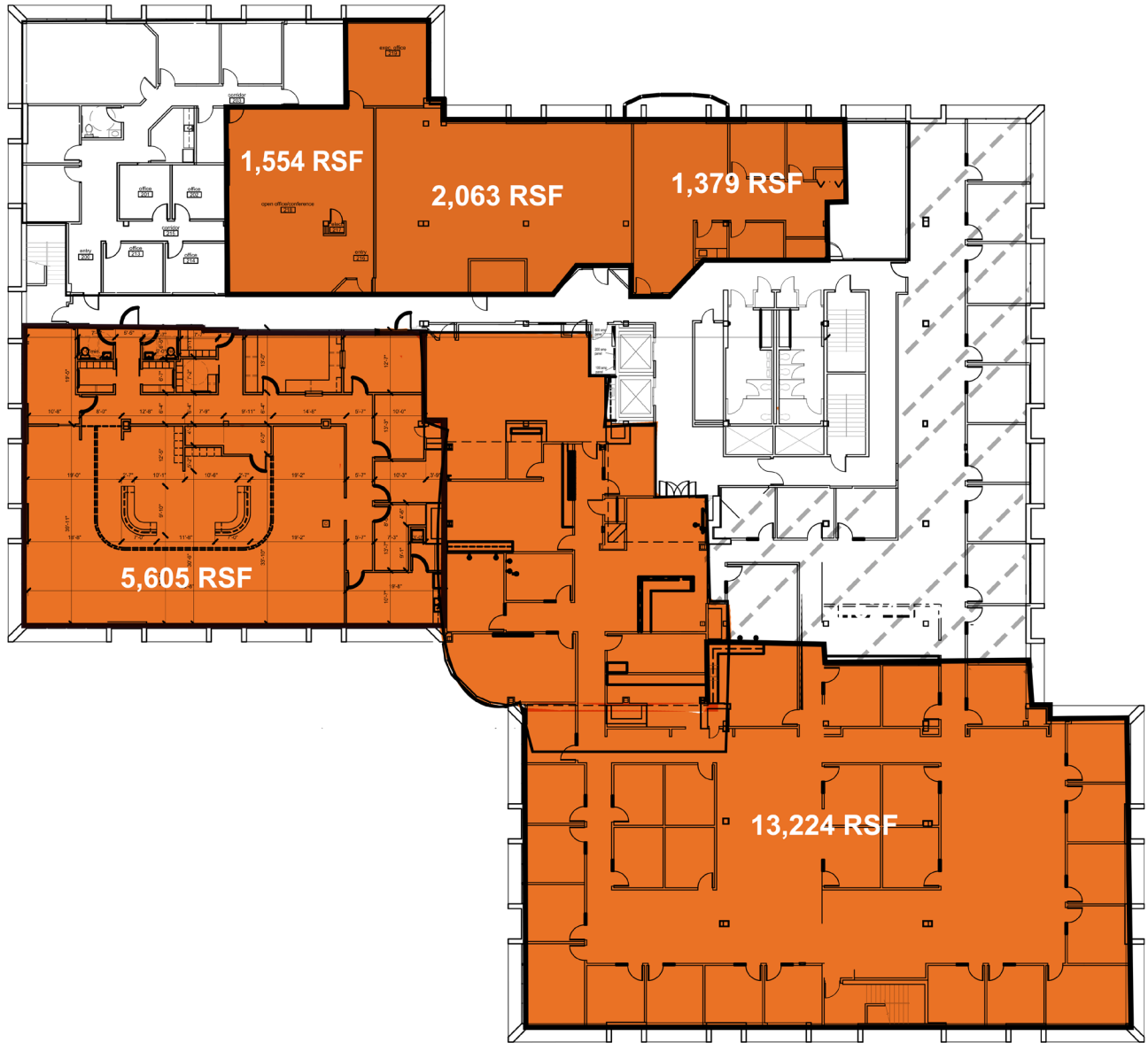
1 | floor plan
scale: 1/16" = 1'-0"



north

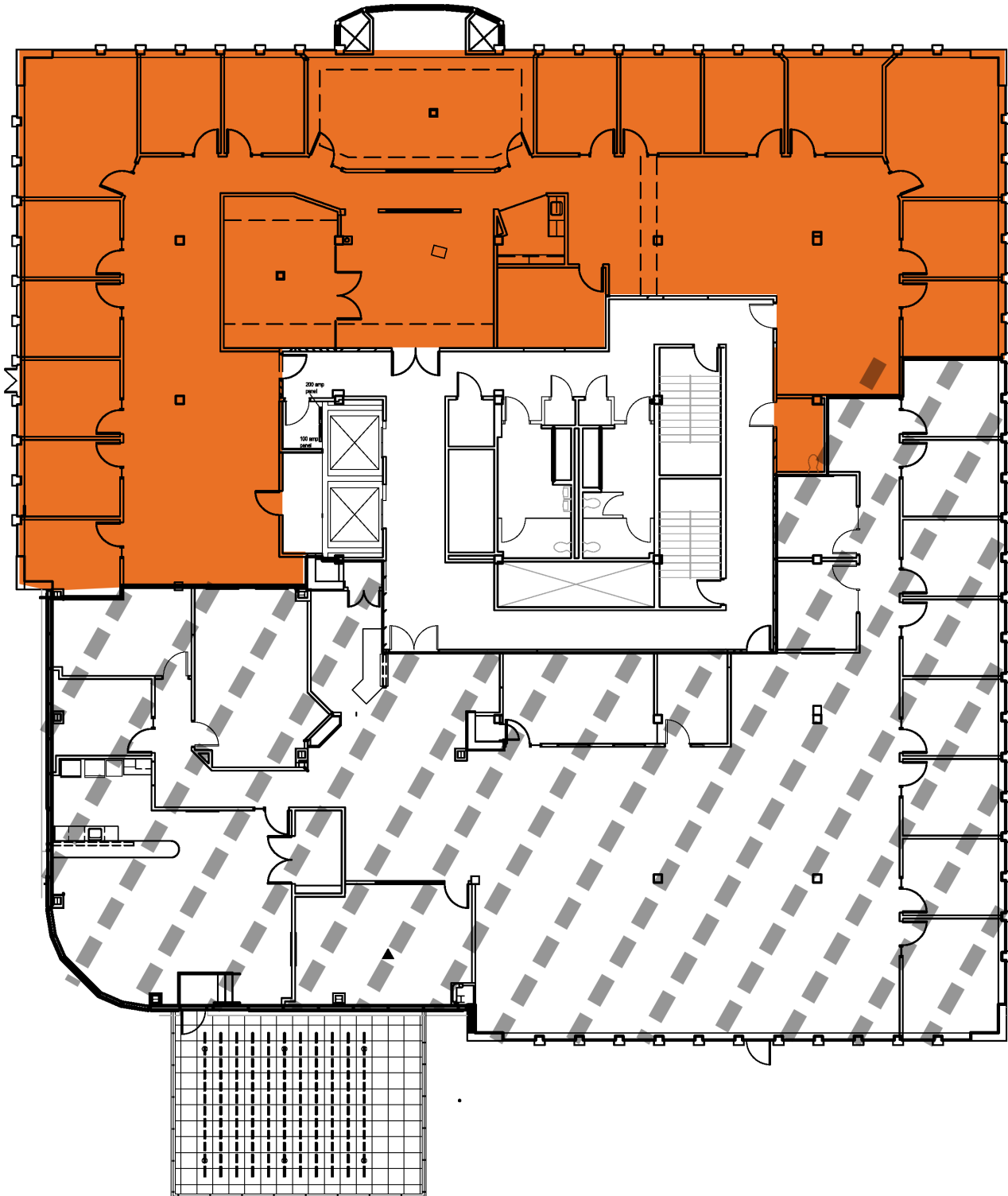
Floor Plan - Second Floor

Total Contiguous - 26,664 (with recaptured corridor)



Floor Plan - Third Floor

6,851 SF Available





For More Information:

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