

**FOR SALE OR LEASE**  
**8555 MONROVIA STREET**  
**LENEXA, KANSAS**

**MONROVIA**  
— OFFICES —



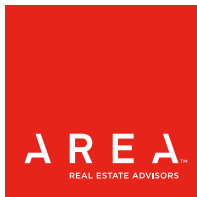
# BUILDING HIGHLIGHTS:

7,946 SF AVAILABLE FOR SALE OR LEASE

PARKING RATIO: 4.03/1,000 (32 TOTAL PARKING SPACES)

LOCATED NEAR 87TH & QUIVIRA WITH QUICK ACCESS TO I-35 AND 69 HIGHWAY

MINUTES FROM LENEXA CITY CENTER, OAK PARK MALL AND DOWNTOWN OVERLAND PARK



## AREA REAL ESTATE ADVISORS

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

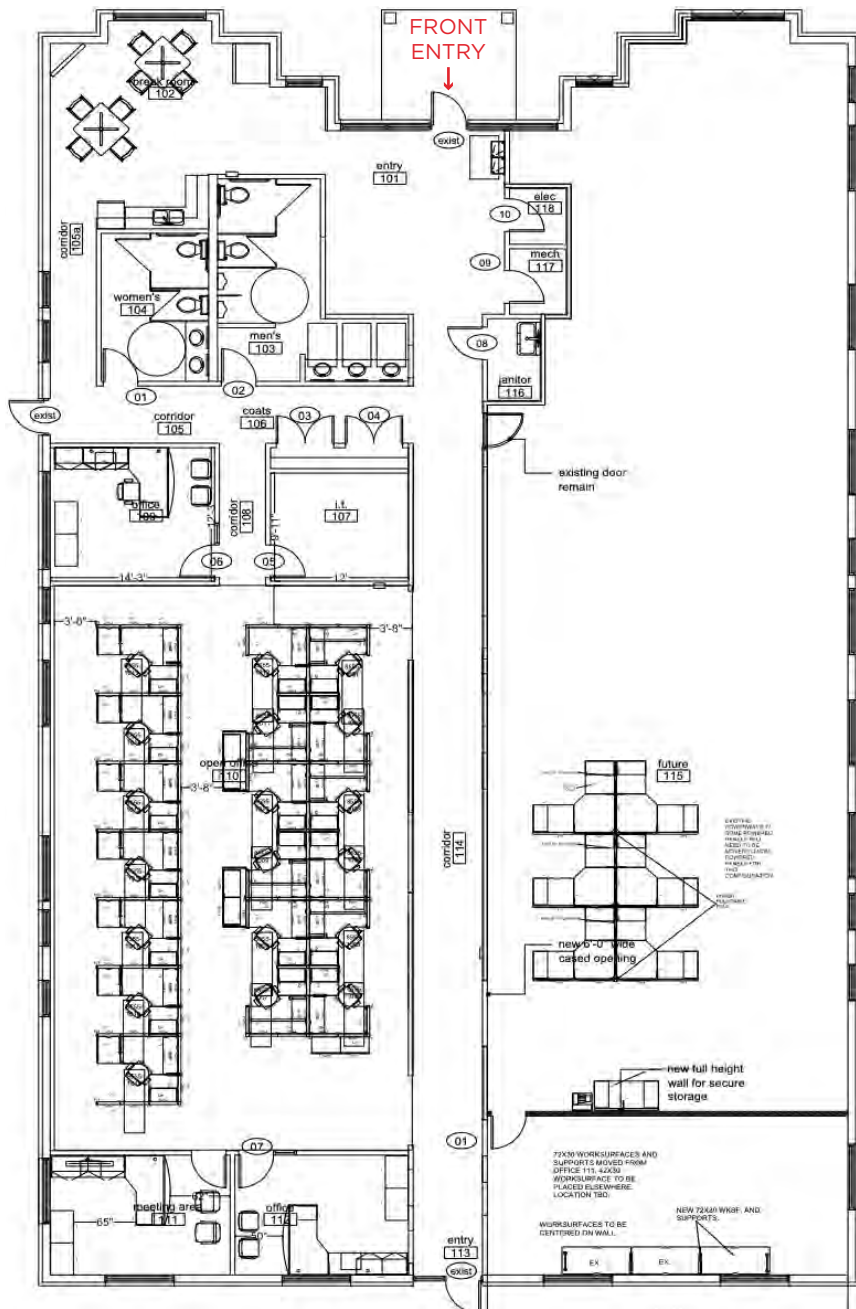
**P** 816.895.4800 **W** OPENAREA.COM

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# FLOOR PLAN:

**MONROVIA**  
OFFICES

**AREA**  
REAL ESTATE ADVISORS



- > 7,946 SF
- > 3 OFFICES ON GLASS
- > 1 CONFERENCE ROOM
- > BREAK AREA/KITCHEN
- > LARGE OPEN SPACE
- > TWO UPDATED RESTROOMS
- > AMPLE STORAGE AND IT
- > SMALL STORAGE ROOM

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peachwave  
Fresh Vegetables & Grains

**DOLLAR TREE**

**HyVee**  
SUSHI UNI

**BLACK DOG**  
COFFEEHOUSE

tropical  
SMOOTHIE  
CAFE

**Janner's**

**MONROVIA**  
OFFICES

2 MINUTES TO  
HIGHWAY ACCESS

**DUNKIN'**

**Regal's**

**Korma Sutra**  
SENSUOUS CUISINE OF INDIA

**ZARDA**  
HICKORY PIT BAR B Q

**TACO BELL**

**SLIM CHICKENS**

**OAK PARK COMMONS**

**sam's club**

**DSW**  
DESIGNER SHOE WAREHOUSE

**CHIPOTLE**

**Cane's**  
SMOOTHIE KING

**ORCHARD CORNERS**

**NORDSTROM**

**TJ-maxx**

**rack**

**KFC**

**M**

**W**

**HomeGoods**

**beauty brands**

**BO LINGS**

**Michael's**

**TACO BELL**

壹何

**Oak Park**  
MALL





DOWNTOWN OP  
9 MIN / 3.6 MILES



HIDDEN WOODS PARK  
2 MIN / 0.8 MILES

MONROVIA  
OFFICES



LENEXA CITY CENTER  
8 MIN / 3.3 MILES



95TH & QUIVIRA  
4 MIN / 1.4 MILES



95TH & METCALF  
13 MIN / 4.6 MILES



## MORE INFORMATION:

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**DREW HARDING**

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**MONROVIA**

OFFICES

**AREA**  
REAL ESTATE ADVISORS

