For Lease

12195 S Strang Line Rd

Olathe, Kansas · Johnson County

Former Zaxby's Restaurant Converted to Premium Office Space



AVAILABILITY

4,049 SF Building

LEASE RATE

$50 PSF Modified Gross

Tennant Responsible for Utilities and Janitorial

FEATURES

7 Offices · Break Room/Kitchen · 2 Restrooms · Reception · Open Areas

SCAN QR CODE TO VIEW ONLINE

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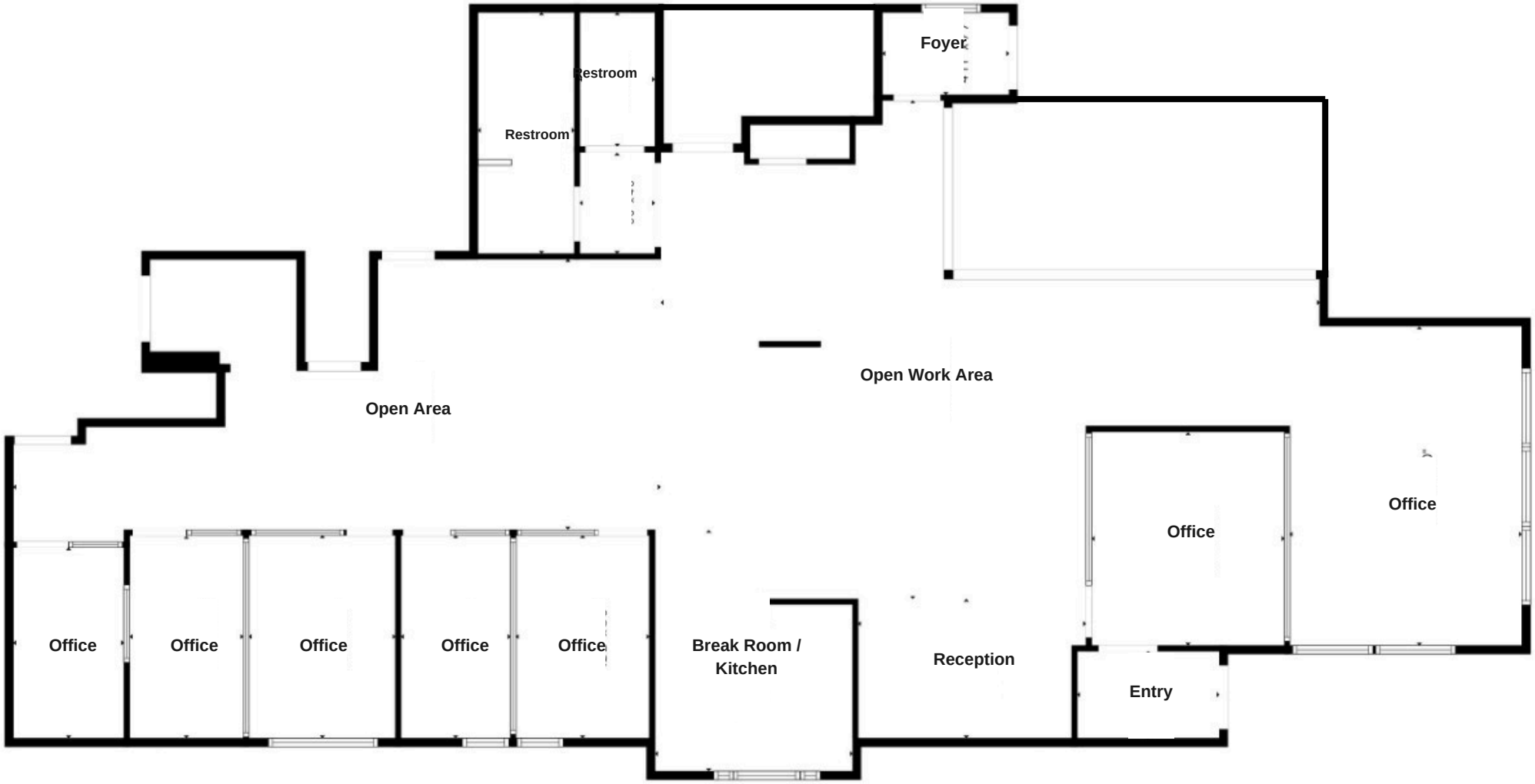
Haith & Company, Inc. Real Estate Services

HCI — 50 YEARS — KANSAS CITY

FLOORPLAN


Foyer
Restroom
Restroom
Open Work Area
Open Area
Office
Office
Office
Office
Office
Break Room / Kitchen
Reception
Office
Office
Entry

THE TOUR









THE TOUR







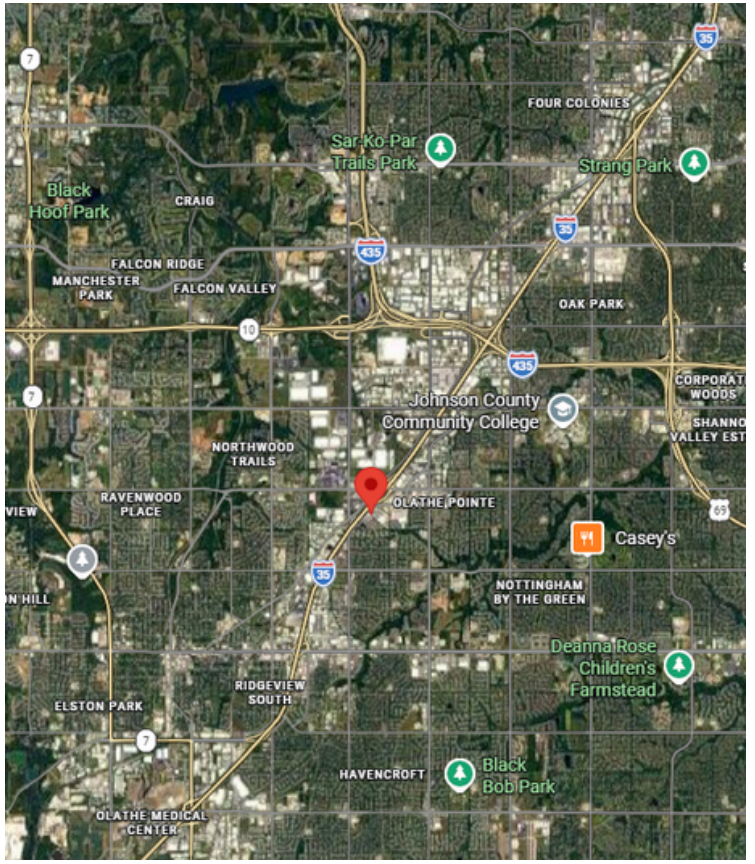


THE LOCATION

Olathe Location Overview

- Olathe, Kansas, in Johnson County
- Frontage on S. Strang Line Road
- Near the 119th Street and Strang Line retail corridor
- Quick access to I-35 via 119th Street
- Neighbors include Black Bear Diner and Schlotzsky's
- Minutes from Overland Park and Lenexa

12195 S Strang Line Road sits on one of Olathe's established commercial corridors, just south of 119th Street and minutes from the I-35 interchange. The site offers strong Strang Line Road visibility within a dense mix of retail, restaurant, and service users, with convenient access for employees and clients across Johnson County.





CONNECT

Contact Our Team

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MANAGING PRINCIPAL

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