



For Lease

Lindenwood Business & Technical Center

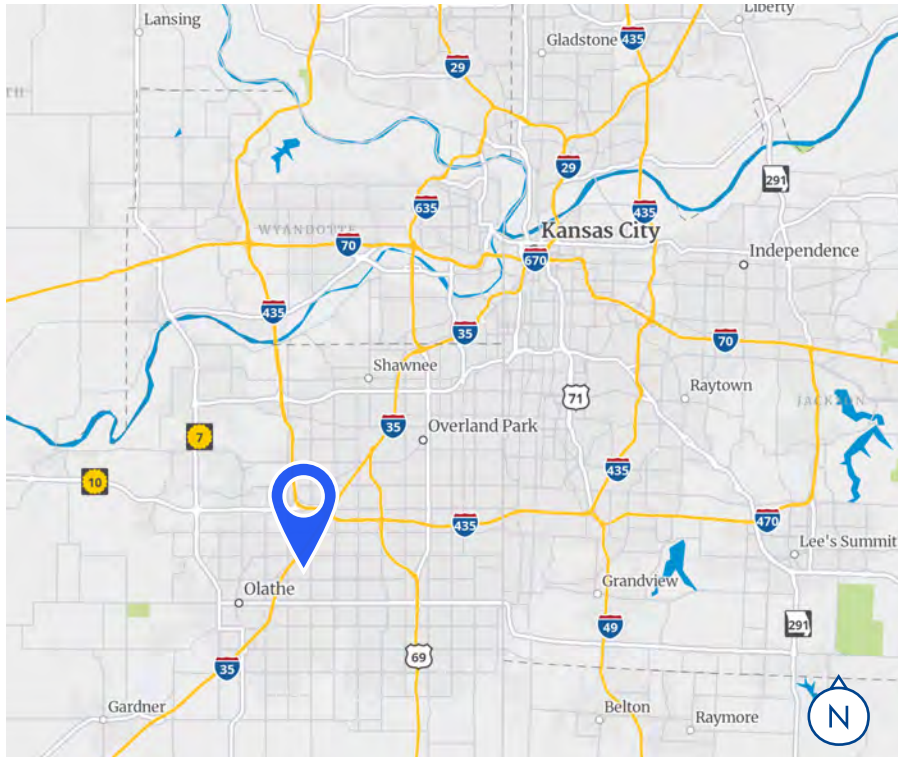
520-580 N. Rogers Road, Olathe, Kansas

Jack Higgins
Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com

Colliers

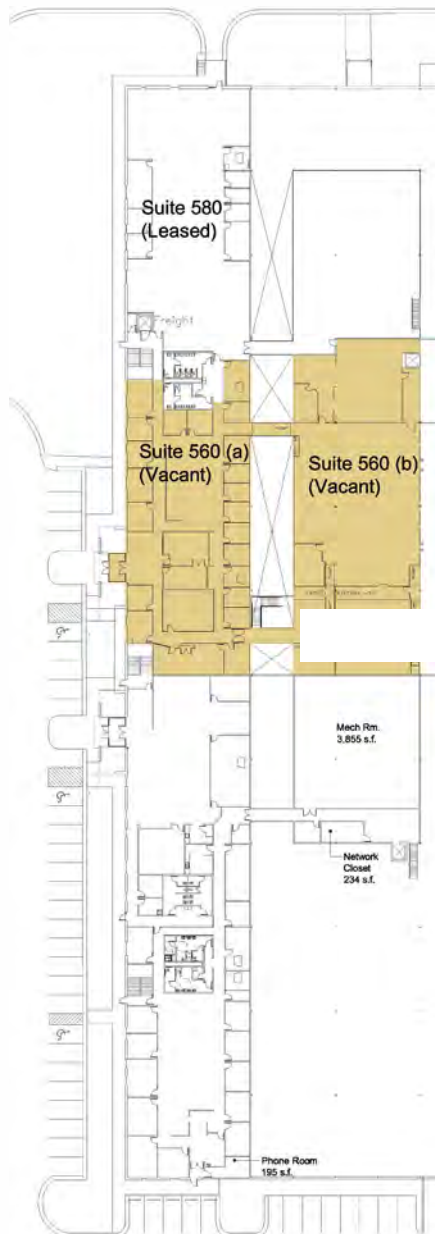
Property Overview

Total Building Size	211,116± SF	Lighting	LED
Available Space	41,082± SF	Zoning	M2-2
Office Space	16,981± SF	Lease Rate	\$6.00/SF, NNN
Year Built	1981; renovated 2008	Total: \$3.89/SF	
Ceiling Height	9'-18'	Operating Expenses (2026 est.)	• Taxes: \$1.26/SF • Insurance: \$0.39/SF • CAM/Mgmt: \$2.24/SF
Dock Doors	3 total	Location	Immediate interstate access and visibility to I-35
Parking	200+ dedicated striped parking spaces. The building is situated for high-density parking demands.	Additional	Fully climate-controlled space
Fire Suppression	Wet system		

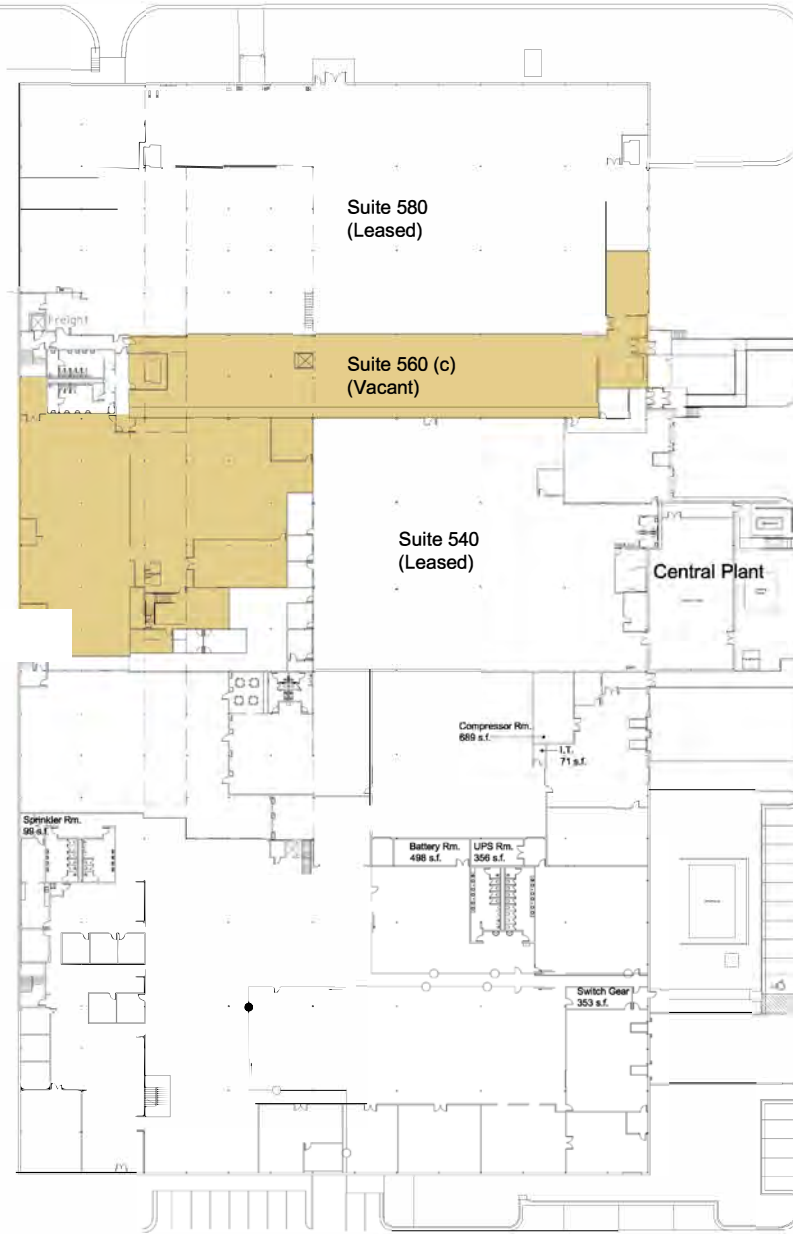


Floor Plan

Upper Level - Office



Lower Level - Production





520-580 N. Rogers Road | For Lease

Jack Higgins

Senior Vice President

+1 816 556 1170

jack.higgins@colliers.com

Colliers Kansas City

4900 Main Street, Suite 400

Kansas City, MO 64112

+1 816 531 5303

colliers.com/kansascity

