



For Lease

Lindenwood Business & Technical Center

520-580 N. Rogers Road, Olathe, Kansas

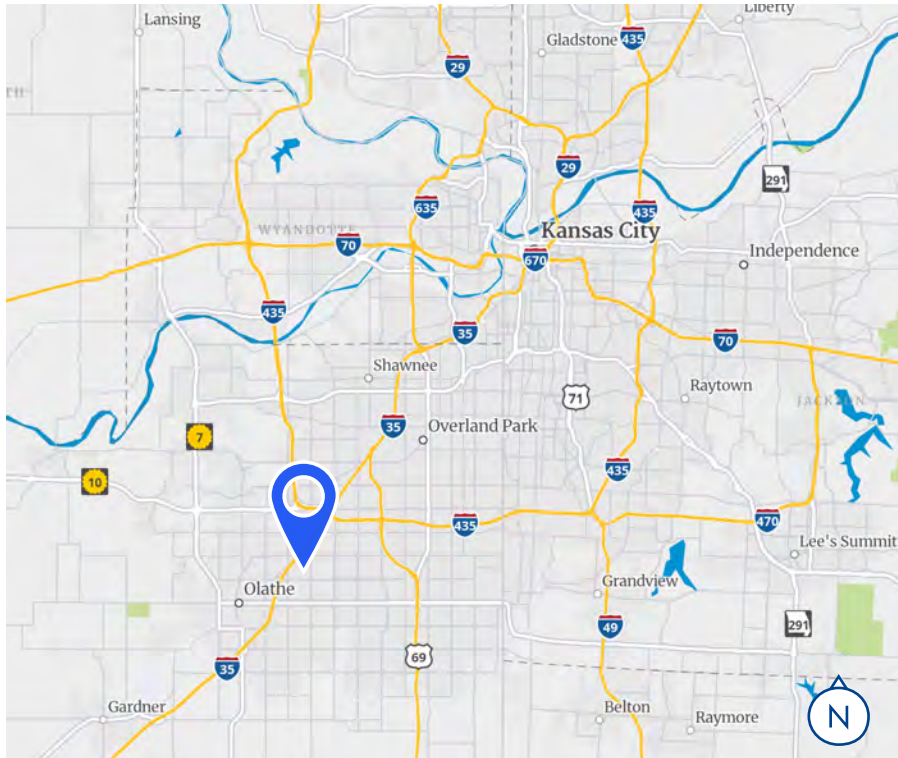
Jack Higgins
Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com

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Property Overview

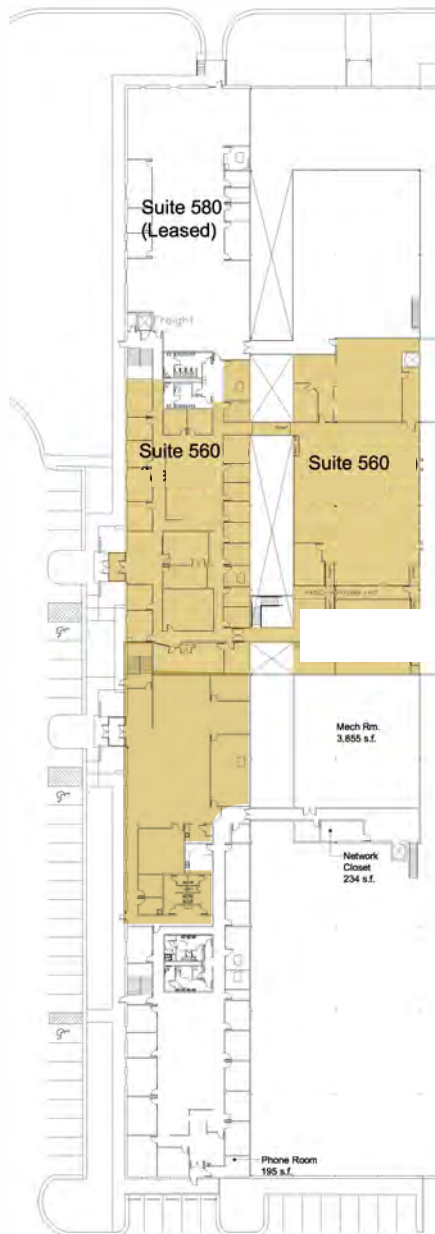
Total Building Size	211,116± SF
Available Space	41,082-84,567 SF • Suite 560: 41,082 SF (16,981 SF office) • Suite 540: 43,485 SF (6,267± SF office)
Year Built	1981; renovated 2008
Ceiling Height	9'-18'
Loading	• Suite 560: 3 dock-high doors • Suite 540: 2 dock-high doors
Parking	200+ dedicated striped parking spaces. The building is situated for high-density parking demands.
Fire Suppression	Wet system

Lighting	LED
Zoning	M2-2
Lease Rate	\$5.50-6.50/SF, NNN
Operating Expenses (2026 est.)	Total: \$3.89/SF • Taxes: \$1.26/SF • Insurance: \$0.39/SF • CAM/Mgmt: \$2.24/SF
Location	Immediate interstate access and visibility to I-35
Additional	Fully climate-controlled space

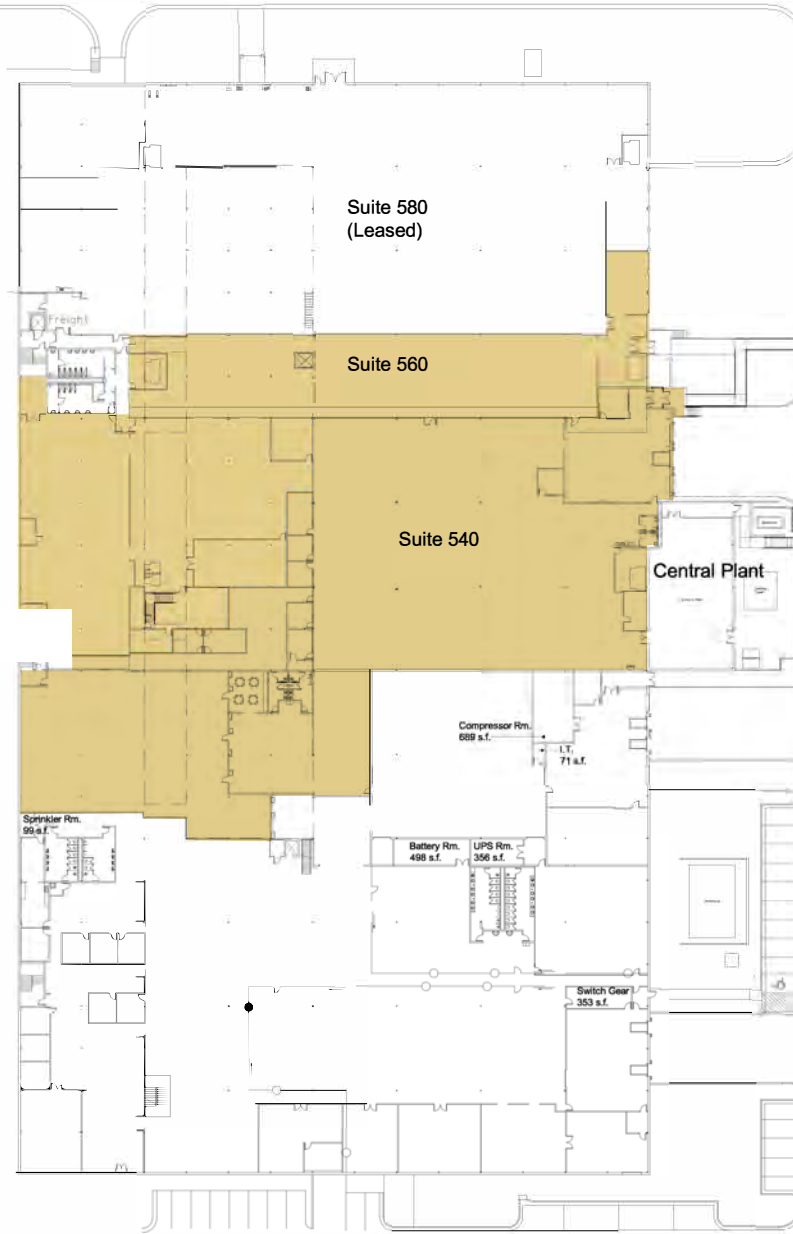


Floor Plan

Upper Level - Office



Lower Level - Production





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Colliers Kansas City

4900 Main Street, Suite 400

Kansas City, MO 64112

+1 816 531 5303

colliers.com/kansascity

