



SERRONE HUNTER
REAL ESTATE ADVISORY GROUP

INVESTMENT OPPORTUNITY

Offering Memorandum
Lenexa, Kansas



LOCATED IN A
FEDERAL OPPORTUNITY ZONE

13550–13632 W 95th Street, Lenexa, Kansas

3 Building 24,600 SF Office Complex

HIGHLIGHTS

- Fully Leased – Nine (9) Tenants
- Rent Growth Opportunity
- Priced below Replacement Cost
- Immediate Access to I-35
- Full Services and Amenities < Five (5) Minutes away.
- Accessible Infill Location
- Purchase Price: \$3,450,000 7% Cap on NOI

**For more
Information contact:**

Louis A. Serrone, SIOR
Serrone Hunter
913.219.9924
Lou@serronehunter.com

14906 W. 82nd Terr.
Lenexa, KS 66215

www.serronehunter.com

The property information furnished herein is from a source deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omissions, prior sale or lease or withdrawal without notice.

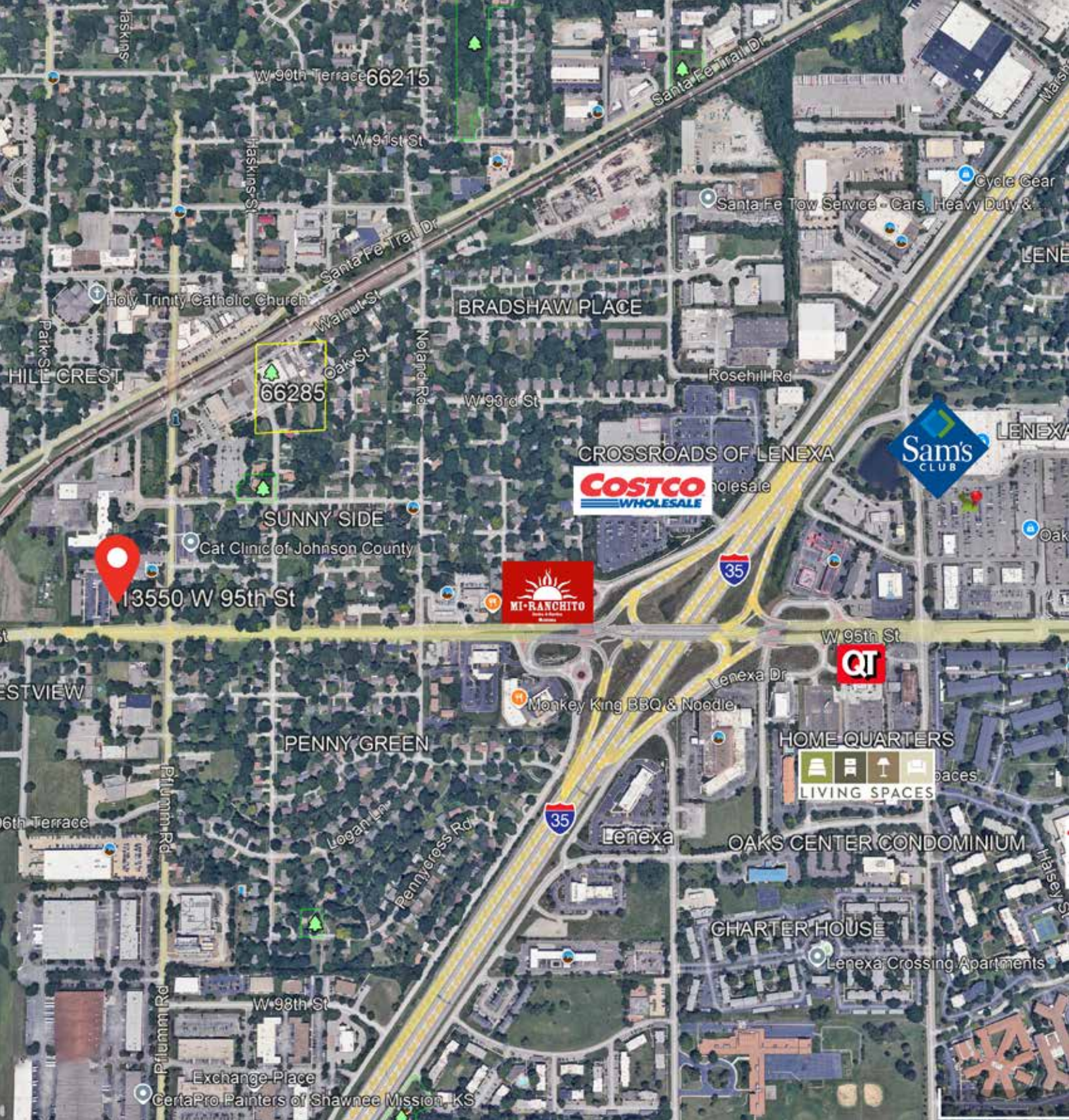




SERRONE HUNTER
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AERIAL MAP

Offering Memorandum
Lenexa, Kansas





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LOCATION AERIAL

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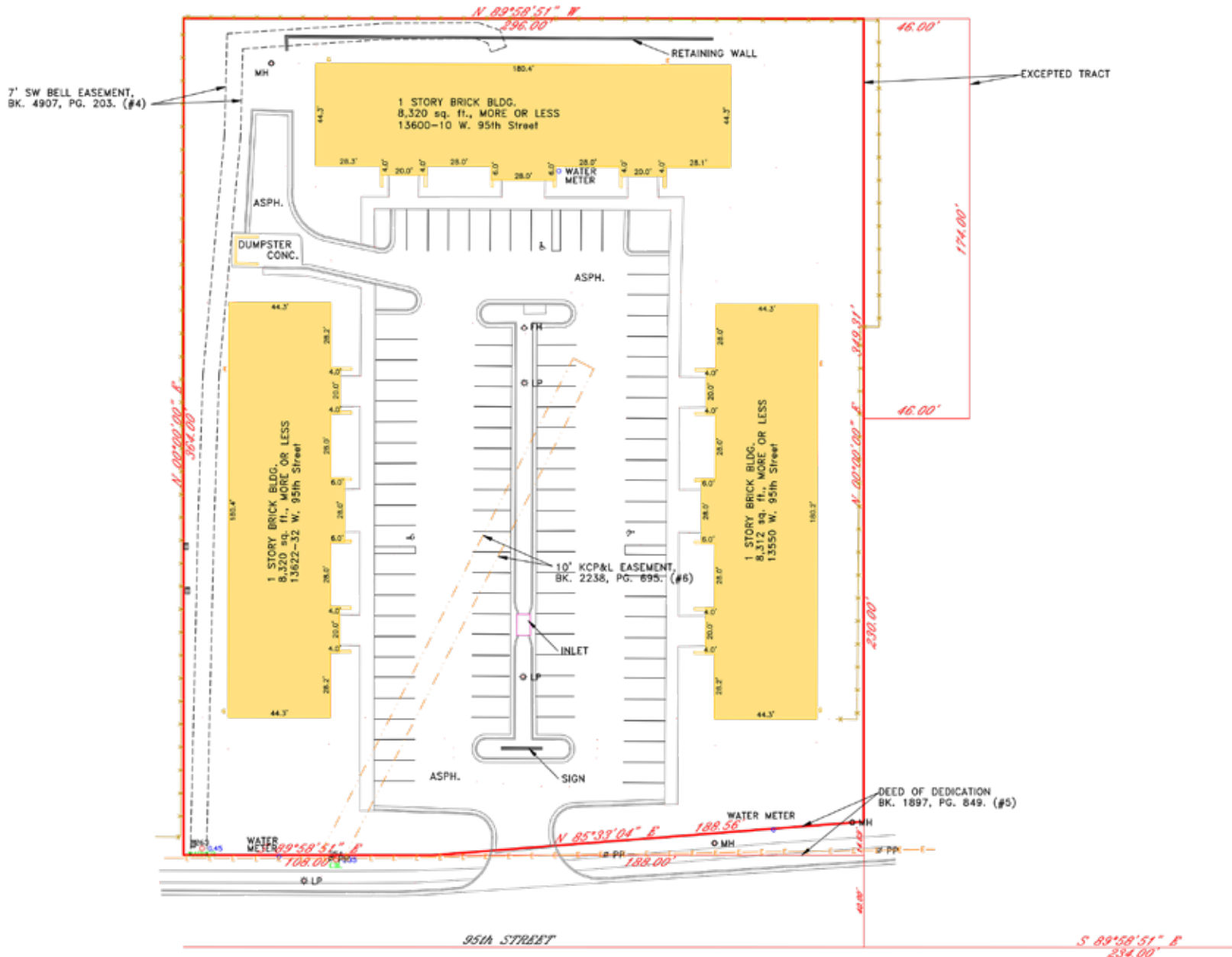




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SURVEY, SITE PLAN & PARKING PLAN

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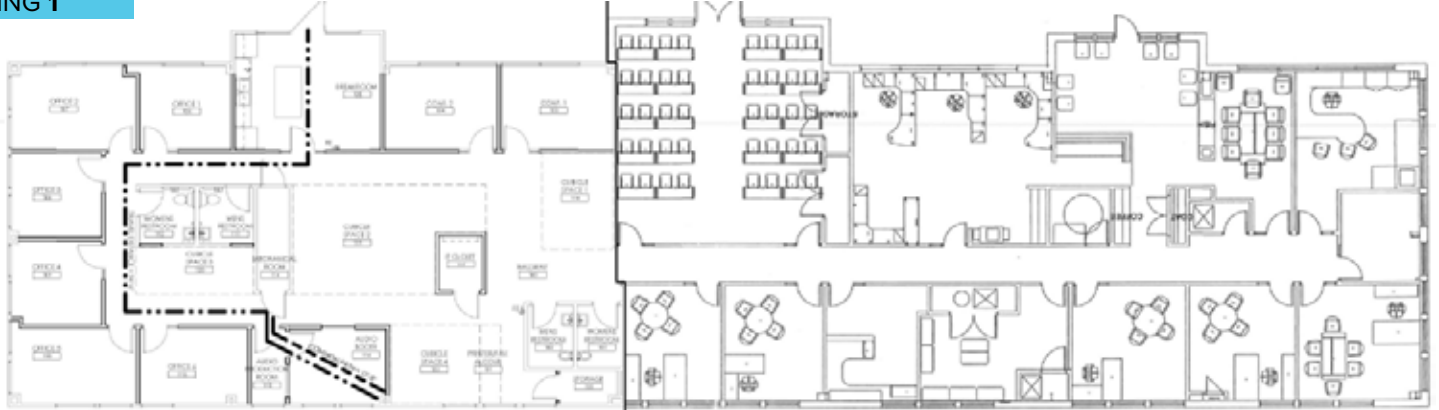


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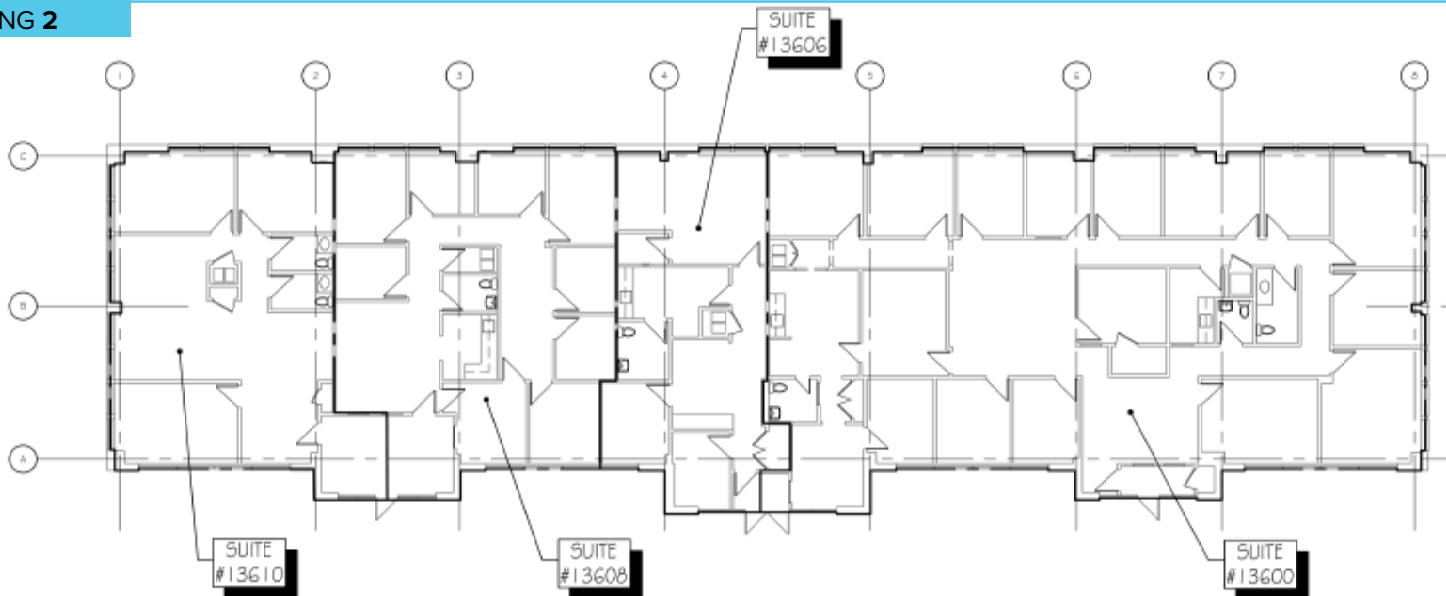
BUILDING FLOOR PLANS

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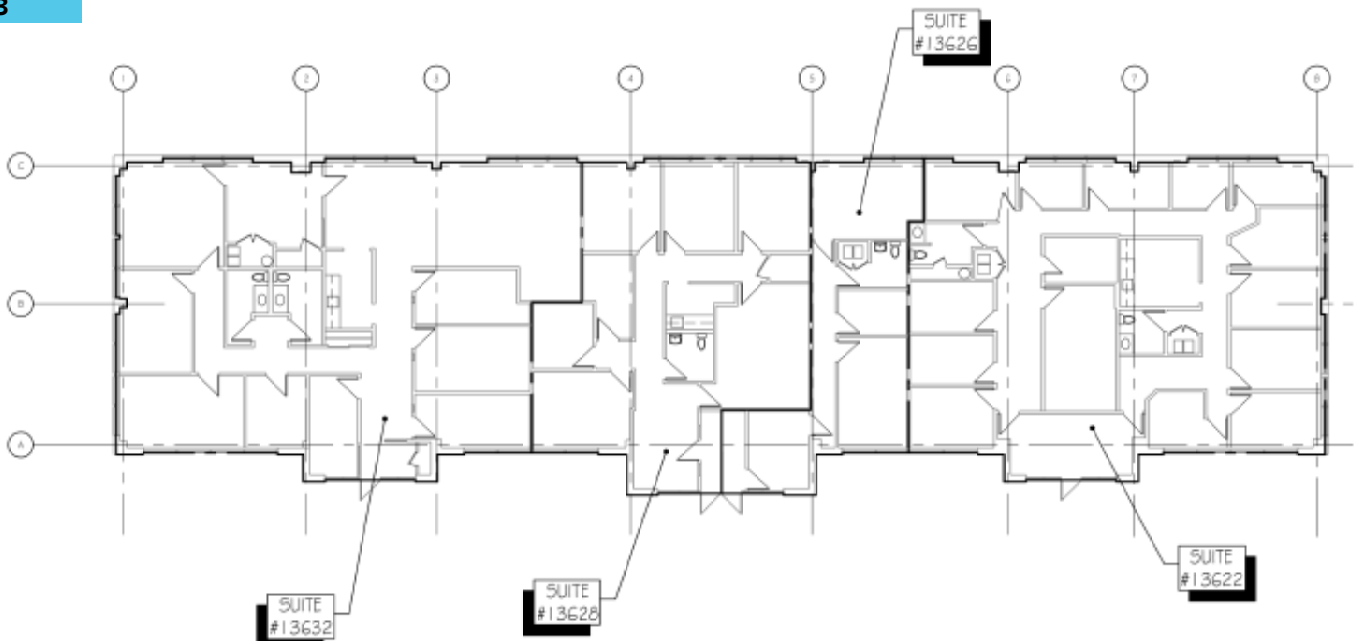
BUILDING 1



BUILDING 2



BUILDING 3



Serrone Hunter Real Estate Advisory Group

Attn: Lou Serrone

913-219-9924

Lou@serronehunter.com

Confidentiality Agreement

THIS CONFIDENTIALITY AGREEMENT shall pertain to the investment information ("Offering Package") regarding the Property known as Dean Barber Financial Center ("Property") which Serrone & Co., operating as Serrone Hunter Real Estate Advisory Group. ("Broker") have been retained on an exclusive basis by the seller/owners of the above referenced Property ("Seller/Owner") with respect to the offering for sale of the Property. Seller/Owner request all inquiries and communications with respect to the contemplated sale of the Property be directed through the Broker. All fees due Broker in connection with the sale of the Property shall be paid by Seller/Owner.

Buyers Agent – If the undersigned is acting as a Buyer's Agent it must provide a registration signed by the principal acknowledging its authority to act on behalf of the Principal and the Buyers Agent agrees to a maximum total commission or fee paid by the Seller/Owner to the Buyer Agent, in connection to the sale of the property, to **One Point Five (1.5%) Percent** of the gross sale price. The undersigned (whether Principal or Buyers Broker) acknowledges that it has not dealt with any other Broker regarding the acquisition of the Property, or if it has, the undersigned agrees to indemnify the Seller/Owner and Seller/Owners Broker against any compensation, liability, and expenses arising from claims for any other Third Party Brokers/Agents or other Third Parties that have not properly registered their client's or signed the Confidentiality Agreement.

The information provided in the Offering Package has been provided by the Seller/Owner, but the Seller/Owner and Broker do not warrant or represent that the information is true, correct, or complete. Potential Purchaser is advised to verify information independently. The information available for review is (Confidential Information) concerning the Property. On behalf of the Seller/Owner, Broker may make such Confidential Information available to the undersigned upon execution of the Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding the upon the Owner of the Property, or any of its associated or affiliated companies shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of the sale.

By executing this Confidentiality Agreement, Potential Purchaser agrees that the Offering Package and its contents are confidential, that it will hold and treat it in the strictest of confidence, that it will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Package or its contents to any other person, firm, or entity, without prior written authorization of Seller/Owner and Broker, and that it will not use or permit to be used this Offering Package or its contents for any purpose other than to evaluate the Property for purchase nor in any fashion or manner detrimental to the interest of the Seller/Owner. Photocopy or other duplication is strictly prohibited.

The Offering Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Package.

IN the event Potential Purchaser elects not to pursue the Property, Potential Purchaser agrees to promptly return the Offering Package to Broker.

AGREED AND ACCEPTED THIS _____ day of _____, 2025.

"Principal"

By: _____
Printed Name: _____
Title: _____
Address: _____

Phone: _____
Email: _____

" Buyer Broker/Agent"

By: _____
Printed Name: _____
Title: _____
Company: _____
Address: _____
Phone: _____
Email: _____