



# *Investment Opportunity*

## *2820 SW Fairlawn Rd*



**Sale Price:** \$9,600,000

**Building Size:** 50,000 SF

**Office:** Fully Occupied

**Lot Size:** 233,556 SF

**Wall Height:** 20 feet

**Dock Access:** Yes

**Location:** Corner of SW 29th St & SW Fairlawn Rd at I-470

**Occupancy:** Fully leased



**Lease Rate:** Sentage Dental Group: \$8.57/ SF Total : 10,000 SF

**SRS:** \$17.34/ SF total: 38,295 SF  
\$4.50/ SF Total: 1,705 SF

**Comments:** Two Tenants occupy the building. Kansas Department of children and families (DCF) AKA Kansas Department of Social and Rehab Services and Sentage Corporation Dental Group. 15 year lease with the state and a 10 year lease with Sentage Dental Group.

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