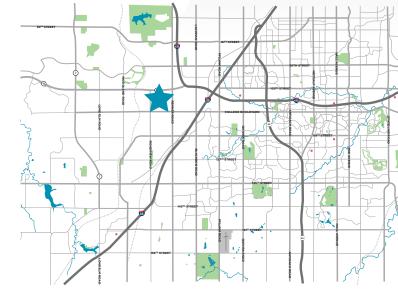
# FOR SALE OR LEASE 17795 W 106th Street Olathe, KS





# **Property Highlights**

- High quality office/medical property located in a park like setting which includes a Tier 2+ data center
- Office suite size 1,998 RSF; Lease rate: \$23.50 PSF
- 4,050 SF warehouse/data center with generator;
  Lease rate: \$30.00 PSF NNN Specifications included
- 34,000 SF For Sale Great opportunity for owner occupant!
- Easy access at K-10 & Ridgeview Road
- Close proximity to restaurants, hotels, Genesis
  Health Club and the Olathe Conference Center



#### Contact

MARTY GILCHRIST, CCIM Senior Associate +1 816 216 5655 marty.gilchrist@cushwake.com 4600 Madison Avenue, Suite 800 Kansas City, MO 64112 Main +1 816 221 2200 Fax +1 816 842 2798 cushmanwakefield.com



#### **TOTAL AREA WITH WAREHOUSE**

4.050 SF

### **TIER 2+ DATA CENTER FLOOR PLAN AND SPECIFICATIONS**

1,500 SF Usable 1,680 SF Rentable

**SUITE 101** 

1,998 RSF

#### **RACK SYSTEMS**

48 APC Racks of varying widths

#### **HVAC**

- 100 Ton Multistack Modular Chiller with 12.5-ton modules
- 87.5 Ton N+1 capacity
- Cooling rating 200 Watts/SF
- APC chilled water In-Row cooling units arranged in N+1 capacity

#### **ELECTRICAL**

- Two 80 KW APC PX80 UPS
- Full batteries
- Configured in N+1 capacity
- Third PX80 can be added for a total capacity of 240 KW
- Dual Rack PDUs in each rack

Single 500 KW generator

#### FIBER PROVIDERS

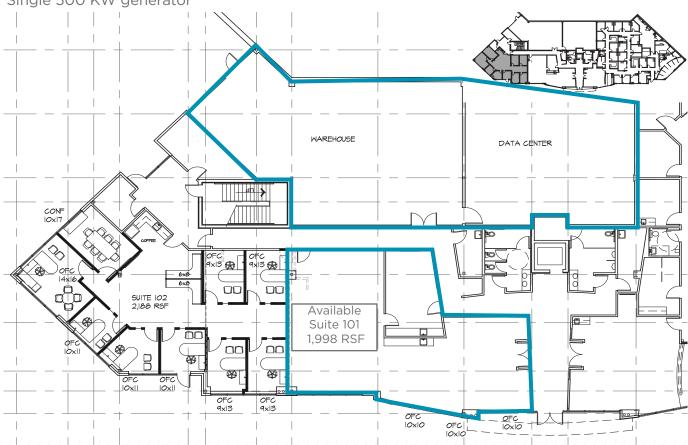
- AT&T
- Google
- Comcast
- Consolidated
- Level 3

#### **FIRE PROTECTION**

 FM 200 dry agent suppression

#### **SECURITY**

- Card Access
- Biometric Access
- CCTV Monitoring





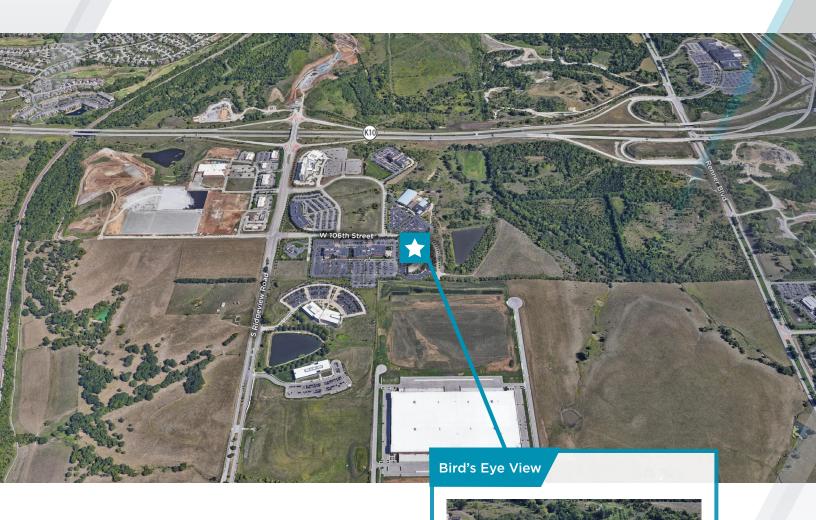




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