

# x0024311 Private Office Suites, Olathe, All Utilities Pd,YouTube Tour (1707 East Cedar Street, Olathe, Kansas



Location **Kansas**  
<https://www.genclassifieds.com/x-442403-z>

Located in a nicely landscaped office park with a court yard and benches. Rent one or both.

?Suite 103 rents for \$311/mo. It is 13' 7" X 10' 9". Available immediately.  
 ?Suite 104 rents for \$345/mo. It is 12' 1" X 14' 11". Available immediately.

Johnson County, Olathe, Kansas. Olathe rarely requires a business license. Johnson County has no earnings tax.

Lease rent, ALL UTILITIES PAID, 1/8 mile from I-35 & Santa Fe.

A YOUTUBE VIDEO TOUR is at <http://www.youtube.com/watch?v=cHbtKF23EvY>

## NO CHARGE FEATURES:

- ?ALL UTILITIES PAID: Electricity, gas, trash, water, & sewer.
- ?Common area maintenance
- ?Light bulb replacement

?Parking

?A mailbox with two 160 lb parcels

?No state taxes

?A ramp for your vehicle on the interior of the building. Each office has direct access to sign of a 10' x 12' x 1' high concrete ramp, available for additional cost.

?Snow removal

?Window cleaning

NEVER:

ANSI commercial grade 2 door locks and levers, with solid brass 6 pin tumblers cylinders

pet

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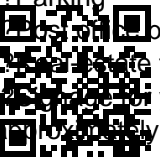
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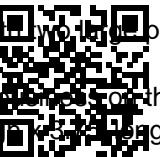
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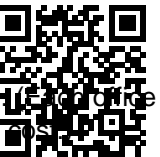
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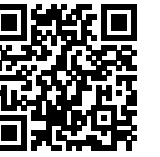
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- ?Ceilings
- ?Doors
- ?Double pane glass
- ?Drywall
- ?Electrical outlets
- ?Hot water heater
- ?HVAC venting
- ?Interior and exterior paint
- ?Light switches
- ?Lighting
- ?Sink with waterfall faucet
- ?Toilets
- ?Walls

THIS PRIVATE OFFICE ALSO FEATURES:

- ?24 / 7 access to your private NOT virtual office
- ?A.D.A. compliant
- ?Climate controlled
- ?Quiet environment with insulated interior and exterior walls, thicker drywall throughout and (R-38) ceilings. Sound reducing carpet and insulated ventilation ducts.
- ?3' x 6' double paned argon filled, low E coated windows with blinds

PLENTY OF OUTLETS: Each office has universal 3/4" metal conduit ports for virtually any low voltage/telecommunications/data use. Common area telecommunication closet.

MASSIVE DATA CAPACITY available to the building. 50 T-1's through AT&T and large 1 inch thick fiber optics through Comcast.