

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



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

?Storage box with 100 lbs. in boarder

?No state taxes

?Signage for your business on the interior of the building. The office has a large sign of

a 1' high x 1' high sign, available for additional cost.

?Snow removal

?Window cleaning

?ANSI commercial grade 2

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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.