

# Monterey Office Park

12510-12616 Shawnee Mission Parkway | Shawnee, KS | US | Johnson County

Available SF: 3,350 | Lease Rate: \$8.5 | Lease Terms: Triple Net



Building Type:	Office
Available SF:	3,350
Zoning:	Commercial
Within City Limits:	Yes
Lease Rate:	\$8.5
Lease Terms:	Triple Net
Last Updated:	Dec 21, 2020

## Economic Development Contact

**Eric Ely**  
Shawnee Economic Development Council  
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## Realtor/Owner Contact

**Ralph Varnum**  
Varnum Armstrong Deeter  
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## Property and Area Description

Beautiful office park on quiet street. Easy access to I-435 and I-35 via Shawnee Mission Parkway. Free rent for qualifying tenants. Building exterior and parking lot upgrades 2014/2018. Separate entrance/restrooms for each tenant. Google Fiber to the building.

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

## Transportation

**Nearest Highway:** Shawnee Mission Parkway (0.1 mi.)  
**Nearest Interstate:** I-35 (2.2 mi.)  
**Ingress/Egress Notes:** Accessible via Shawnee Mission Pkwy  
**Nearest Airport:** Charles B Wheeler Downtown (MKC) (13.2 mi.)  
**Nearest Commercial Airport:** Kansas City International (MCI) (28.7 mi.)  
**Distance to Mass Transit:** 1.1  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

## Utilities

**Natural Gas:** Kansas Gas Service - Margaret Steele  
**Water:** WaterOne  
**Sewer:** Johnson County Wastewater

## Property Images



**Ann Smith-Tate | President | CEO | Shawnee EDC**  
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