Office Condo for Sale

Owner/User Opportunity

3,217 SF

1920 W 143RD ST, SUITES 120 & 130 | LEAWOOD, KS



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LANE4

Property Highlights

- 3,217 SF office condo for sale
  - Existing tenant will vacate 8/31/27
- Sale Price: $912,000
- Heavy office buildout
- Extremely well managed owner's association
- 2 drive-in doors
- Office ceiling height: 10'3"
- Storage area height to joist: 13'5"
- Google Fiber available

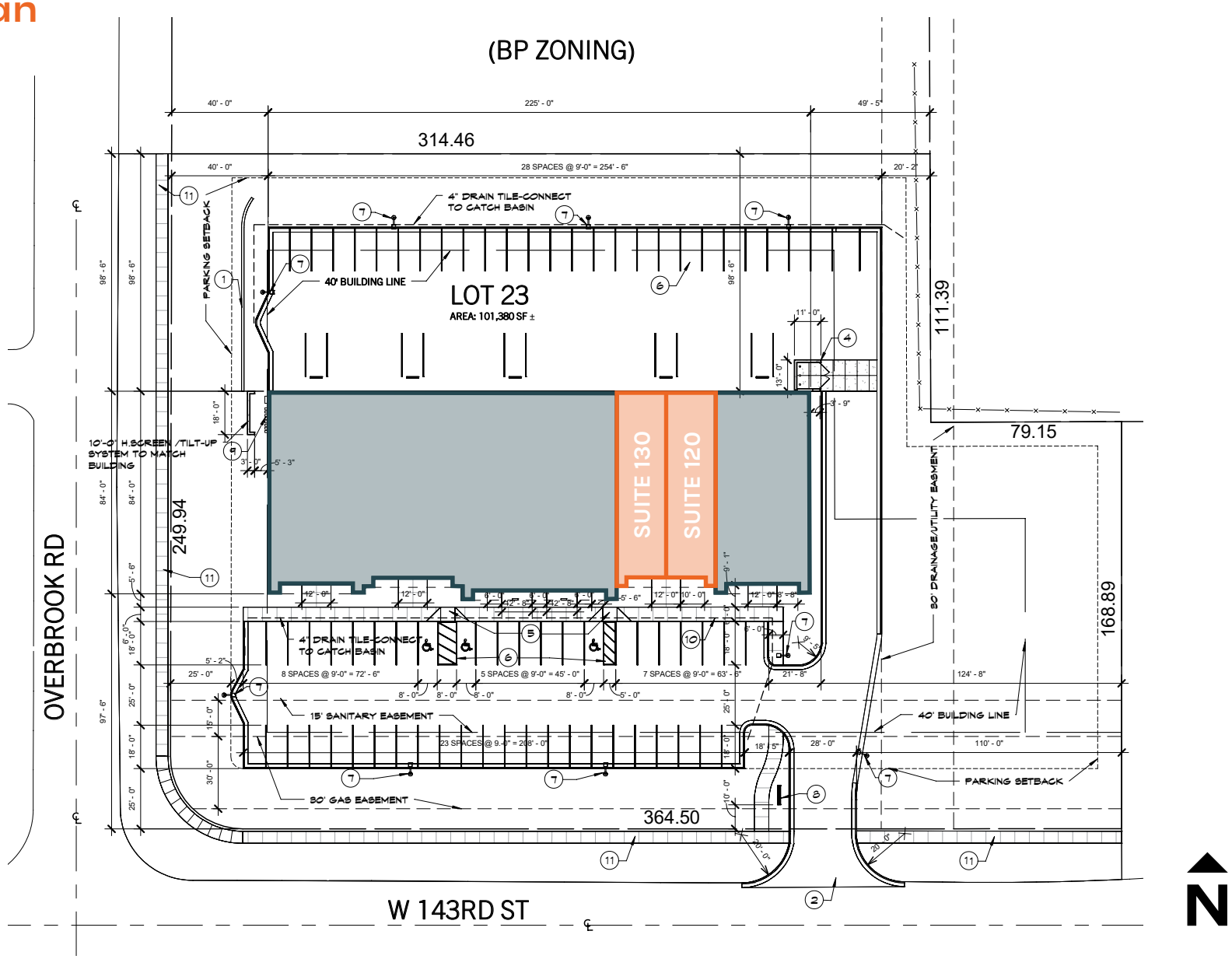




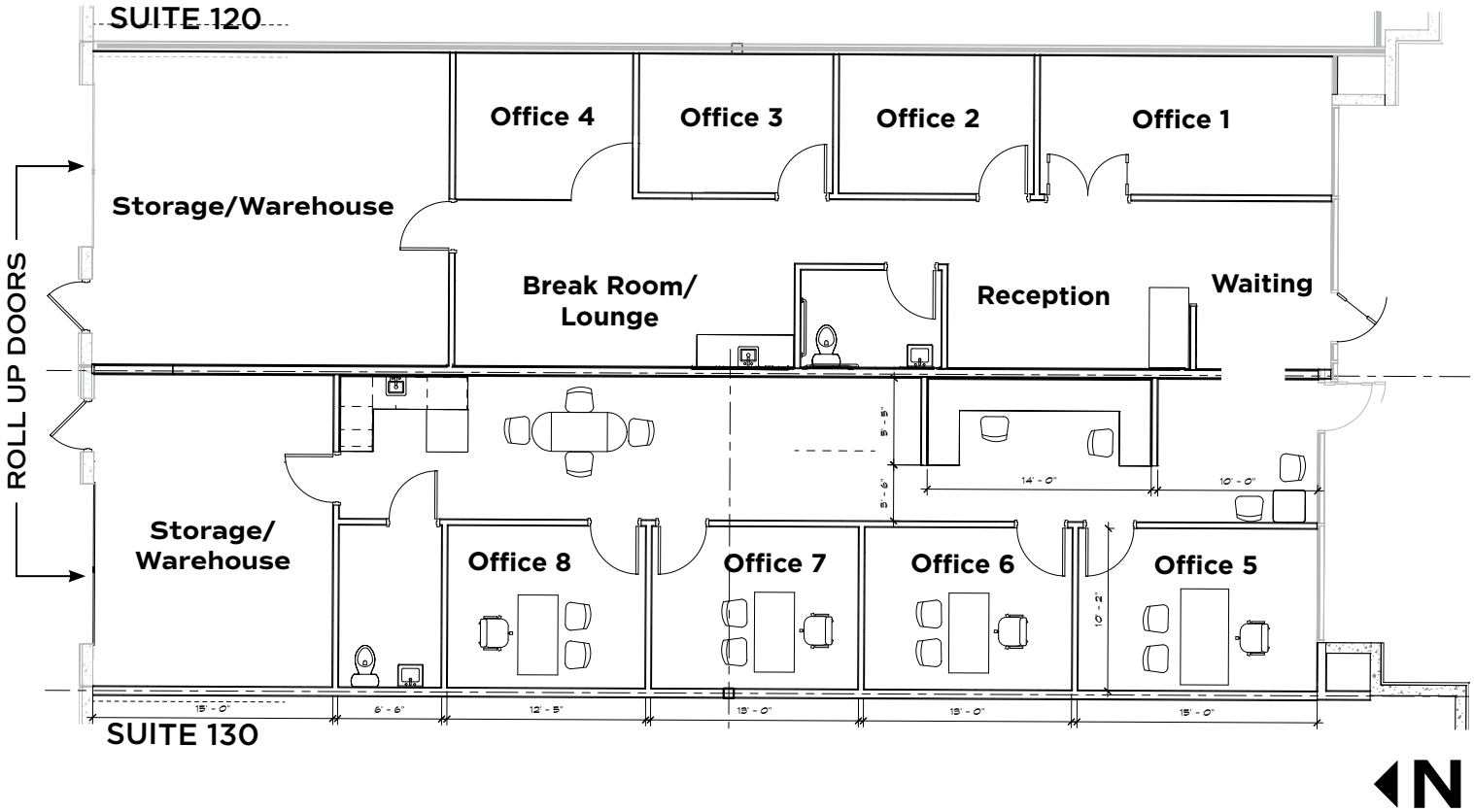
Aerial


Panasonic CONNECT
SITE
Kenneth Rd
Overbrook Rd
Wyandotte St
W 143rd St
6,349 CPD
7,605 CPD
Dennis C. Ayer, DDS, LLC
Smiles...friendship...Trust
ALL THINGS FACE
med spa
CITY of Leawood
KS
MO

Site Plan


(BP ZONING)
314.46
40' - 0"
225' - 0"
49' - 5"
28 SPACES @ 9'-0" = 254' - 6"
20' - 2"
4" DRAIN TILE-CONNECT TO CATCH BASIN
PARKING SETBACK
40' BUILDING LINE
LOT 23
AREA: 101,380 SF ±
111.39
79.15
SUITE 130
SUITE 120
10'-0" H.SCREEN /TILT-UP SYSTEM TO MATCH BUILDING
249.94
OVERBROOK RD
80' DRAINAGE/UTILITY EASEMENT
168.89
4" DRAIN TILE-CONNECT TO CATCH BASIN
8 SPACES @ 9'-0" = 72' - 6"
5 SPACES @ 9'-0" = 45' - 0"
7 SPACES @ 9'-0" = 63' - 6"
15' SANITARY EASEMENT
23 SPACES @ 9'-0" = 208' - 0"
40' BUILDING LINE
PARKING SETBACK
30' GAS EASEMENT
364.50
W 143RD ST
N

Floor Plan


SUITE 120
Office 4
Office 3
Office 2
Office 1
Storage/Warehouse
ROLL UP DOORS
Break Room/
Lounge
Reception
Waiting
Storage/
Warehouse
Office 8
Office 7
Office 6
Office 5
SUITE 130
N






EXIT

Fact Sheet

UNIT FACTS	
Address	1920 W 143rd St, Suites 120 and 130
Size	3,217 SF
Tenant	NDRI *(lease expires 8/31/27; tenant is vacating)*
Rent	$26 psf net of taxes
HVAC	• Two units replaced in 2017 and 2019 • Motor replaced in the older unit in 2025

ASSOCIATION FACTS	
Management	Professionally managed by Malfer and Associates who is an owner of several units
CAM	$1,116/month *Tenant pays cam directly to HOA*
Water/ Wastewater	Billed to the HOA and paid from CAM dues
Electric	Paid directly by each owner
Trash	Picked up three times per week *(Mon, Wed, Fri)*

UPDATES TO THE BUILDING

JULY 2026

New asphalt in the front parking lot, replaced sections of curbs & handicap mats, and replaced concrete pad at the trash dumpster. The lot was re-striped, along with bringing the fire lane markings up-to-code.

MAY 2026

5 year fire sprinkler system inspection, including repairs.

FALL 2025

Trimmed all trees/bushes around/on premises. Removed and replaced front landscaping outside each unit. Rerouted drip lines to cover new plantings. Installed rock in planter beds.

SPRING 2024

The roof was coated in Silkoxy Silicone and has a 15 year no leak warranty.

SPRING 2023

Painted the upper ribbon across the front of the building to freshen up the exterior.

FALL 2022

Lighting all around the building and in the parking lot light poles were retrofitted to accommodate LED bulbs. Has saved a lot of money over the course of time; the old bulbs were constantly burning out and needing an electrician to come out and replace.

Tenant Overview

NDRI-USA is a private, not-for-profit research company (501[c][3]) that has been in occupancy in the building since 2009. NDRI-USA evolved out of the National Development and Research Institutes, Inc., which was established in 1967 to advance and utilize scientific knowledge toward innovative solutions for substance abuse, mental health problems, HIV/AIDS and related medical and social concerns, especially among high-risk populations. NDRI-USA has produced ground-breaking medical, public health, and social sciences research for over 50 years. Our scientists have developed internationally recognized programs of research targeting military and veteran population, first responder, and security services health and readiness, homeland security, sexual, gender, and racial health disparities, and international public health and infectious diseases, in addition to substance abuse research.

Our high impact research is funded by the National Institutes of Health (NIH), the Department of Homeland Security (DHS), Department of Defense (DoD), and a number of dierent private foundations. In addition, NDRI-USA opened the Social Sciences Innovation Corporation (SSIC), a for-profit company oering consulting services and product development. NDRI-USA/SSIC reflect our exciting evolution and improvements in institutional eciency while still honoring the long history of successes by NDRI-USA.

Together, the NDRI-USA/SSIC conduct research and provide solutions for pressing health and safety issues nationally and internationally. In addition to our broad research mission, NDRI-USA/SSIC oers the following services to the business and scientific community: 1) Research and Grants Management Services and Business Consultation; 2) Data Science Core Management and Analytics Services; and 3) Product Development and Testing. For example, we currently oer focused training for the US Fire Service (e.g., increasing diversity, reducing bullying and hazing, and surviving the impact of repeated traumatic and physical stresses) and Law Enforcement Agencies (e.g., Naloxone training for first responders on how to respond to and reduce the impact of opioid overdoses).



NDRI-USA
1920 W 143rd St, Suite 120
Leawood, KS