

## OFFICE SPACE FOR LEASE



### OFFICE HIGHLIGHTS

- **6<sup>th</sup> Floor: 10,517 RSF**
- **3<sup>rd</sup> Floor: 5,171 - 12,033 RSF**
- **2<sup>nd</sup> Floor: 2,085 RSF (Available 1/1/2023)**
- **1<sup>st</sup> Floor: 12,808 RSF - Ready for Build-Out**
- Distinctive signature architecture
- First class building lobby with two-story atrium allowing for natural light
- Close proximity to banks, restaurants and hotels
- Convenient access to I-435 via Metcalf or Nall interchanges
- After-hours access to the building via electronic card reader
- On-Site Property Management Office

### LEASING CONTACT

**RYAN BIERY**, SIOR

P (816) 701-5000

[rbiery@copaken-brooks.com](mailto:rbiery@copaken-brooks.com)

**MEG BELEW**

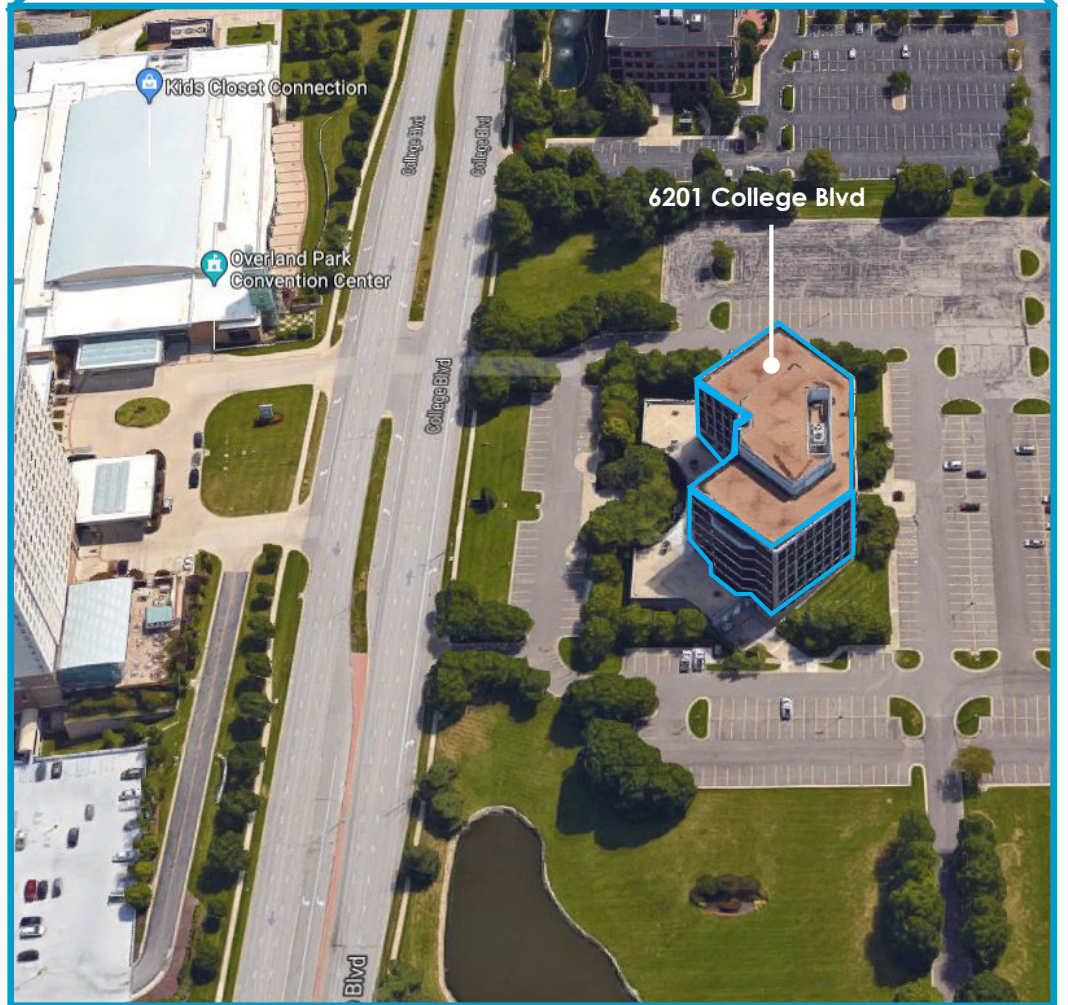
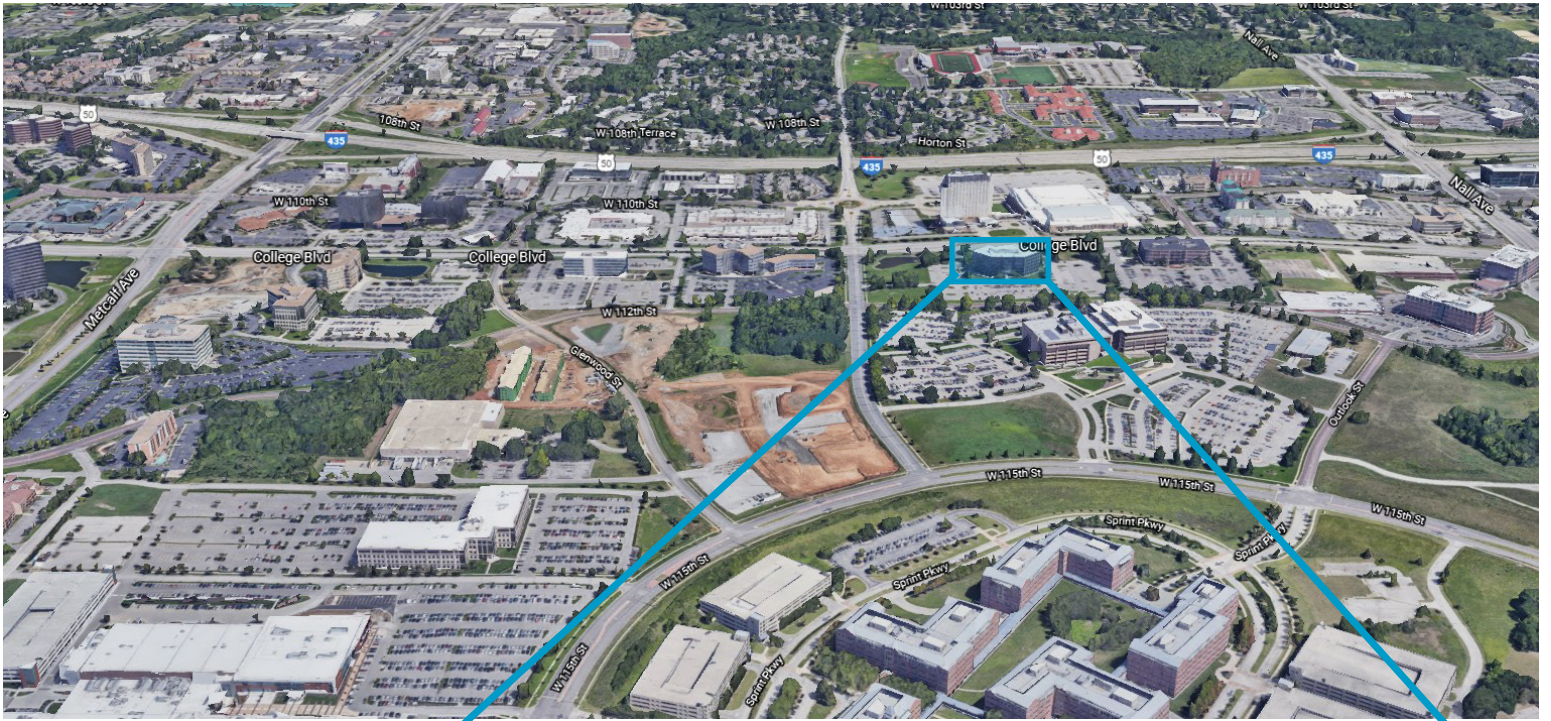
P (816) 701-5075

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## BUILDING SPECIFICATIONS

<b>Address</b>	6201 College Boulevard Overland Park, Kansas
<b>Class</b>	Class-A Office Building
<b>Parking</b>	552 free Surface Spaces are available; Ratio of 3.80/1,000 SF
<b>Stories</b>	7
<b>Lobby</b>	Two-Story Atrium
<b>Elevator</b>	3 elevator (1 freight elevator)
<b>Telecommunications</b>	Consolidated, AT&T
<b>Hours of Operation</b>	7:00 AM to 7:00 PM (Monday - Friday)
<b>Security</b>	Card Access System
<b>Utilities</b>	KCP&L, Kansas Gas, WaterOne, Johnson County Wastewater

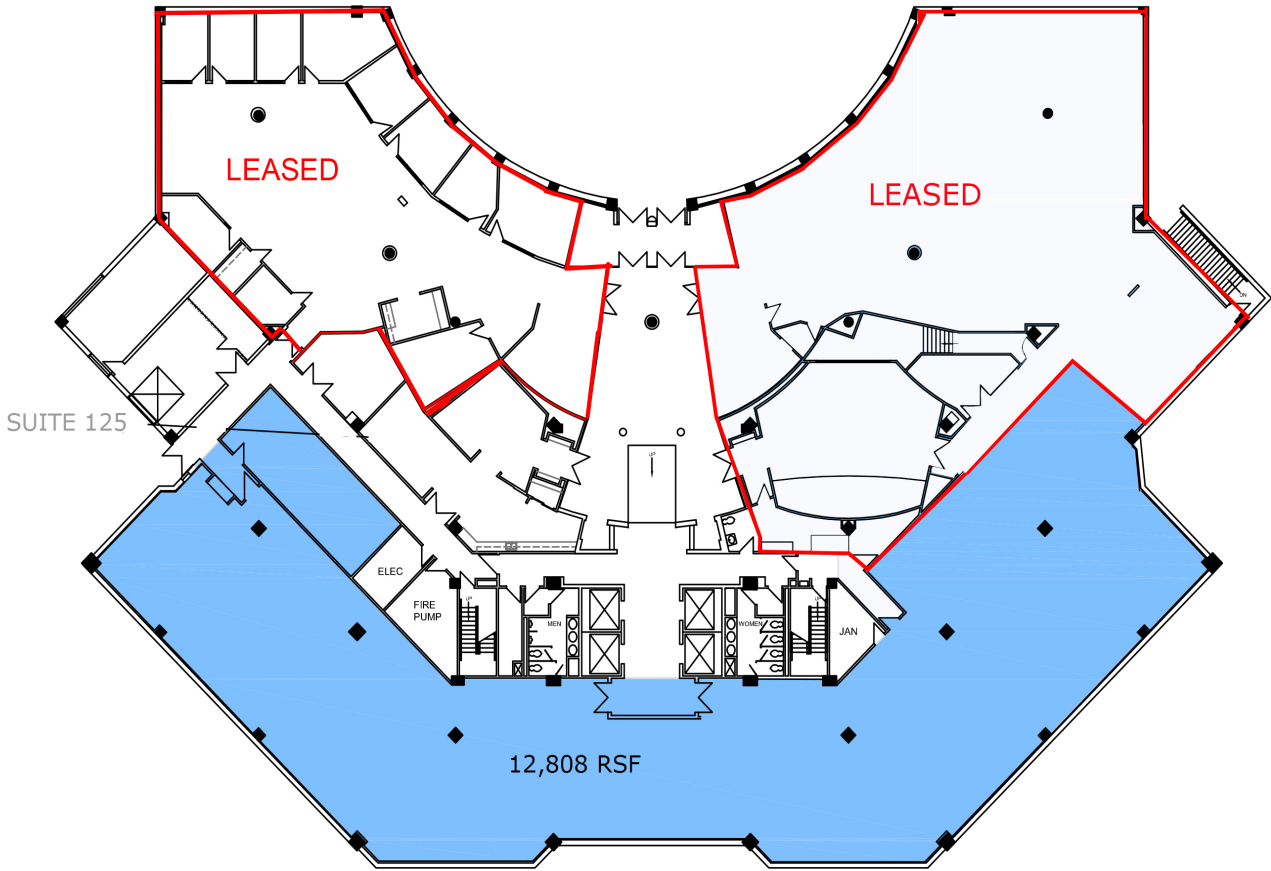




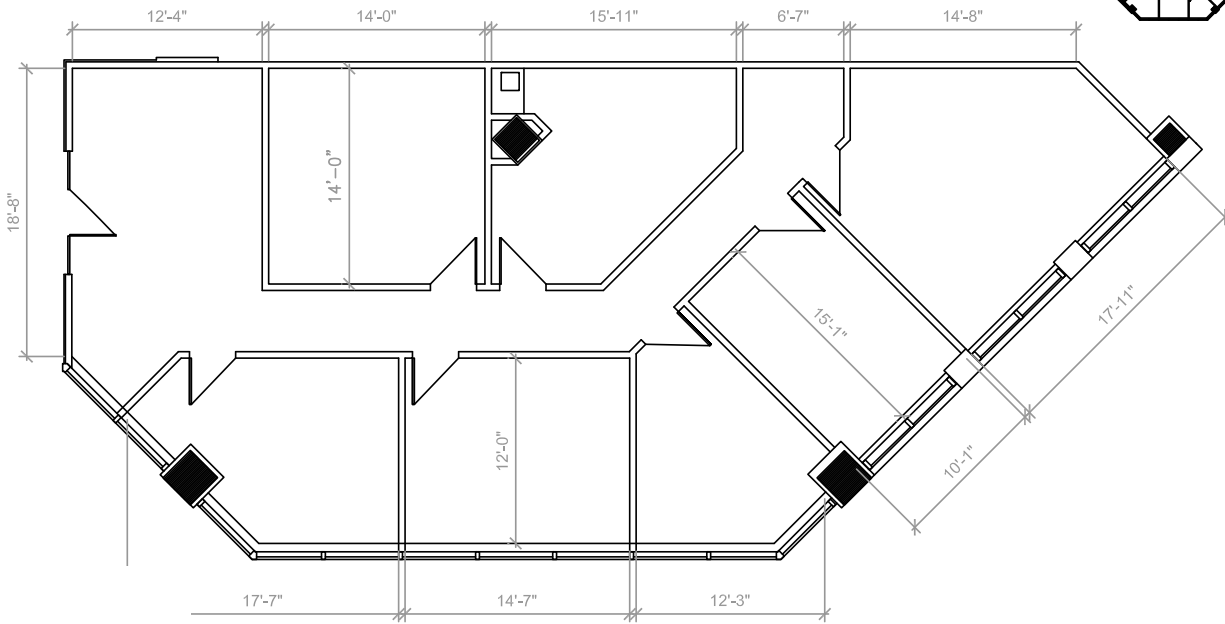
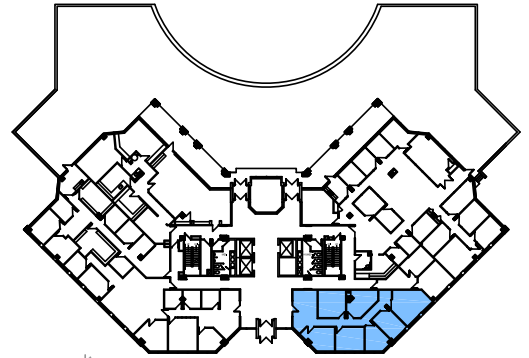
# IMAGES



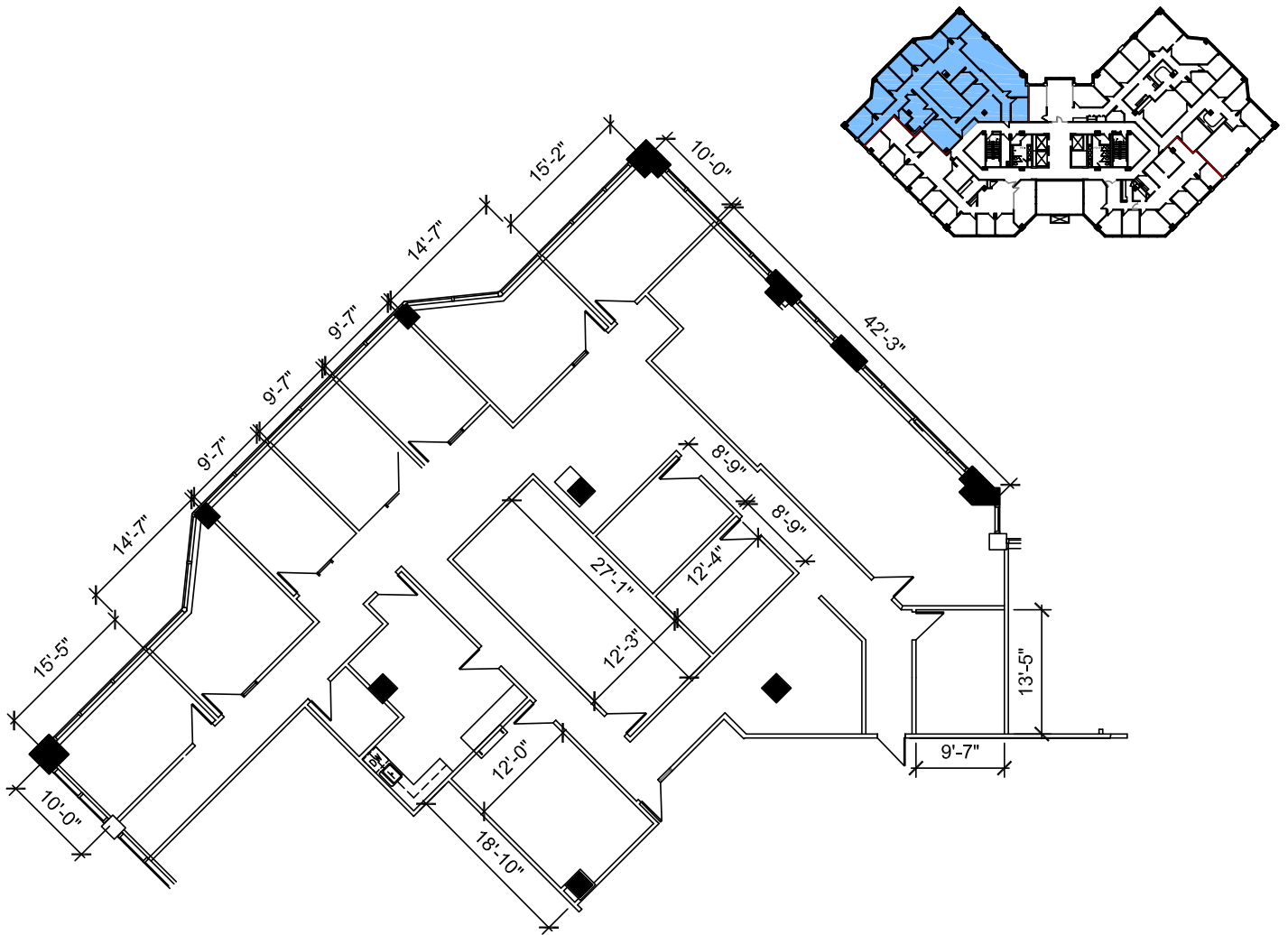
12,808 RSF



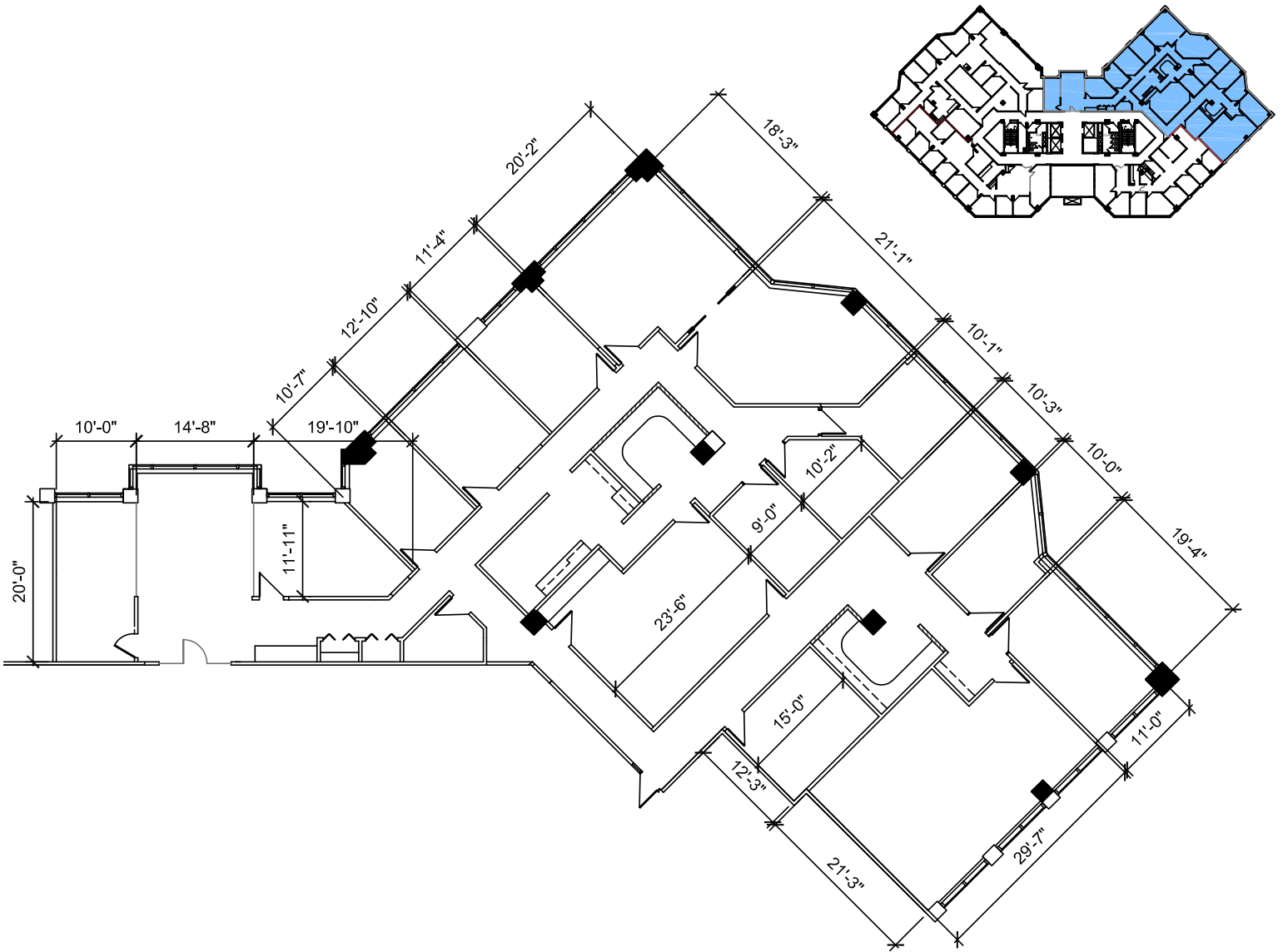
2,085 RSF



5,171 RSF



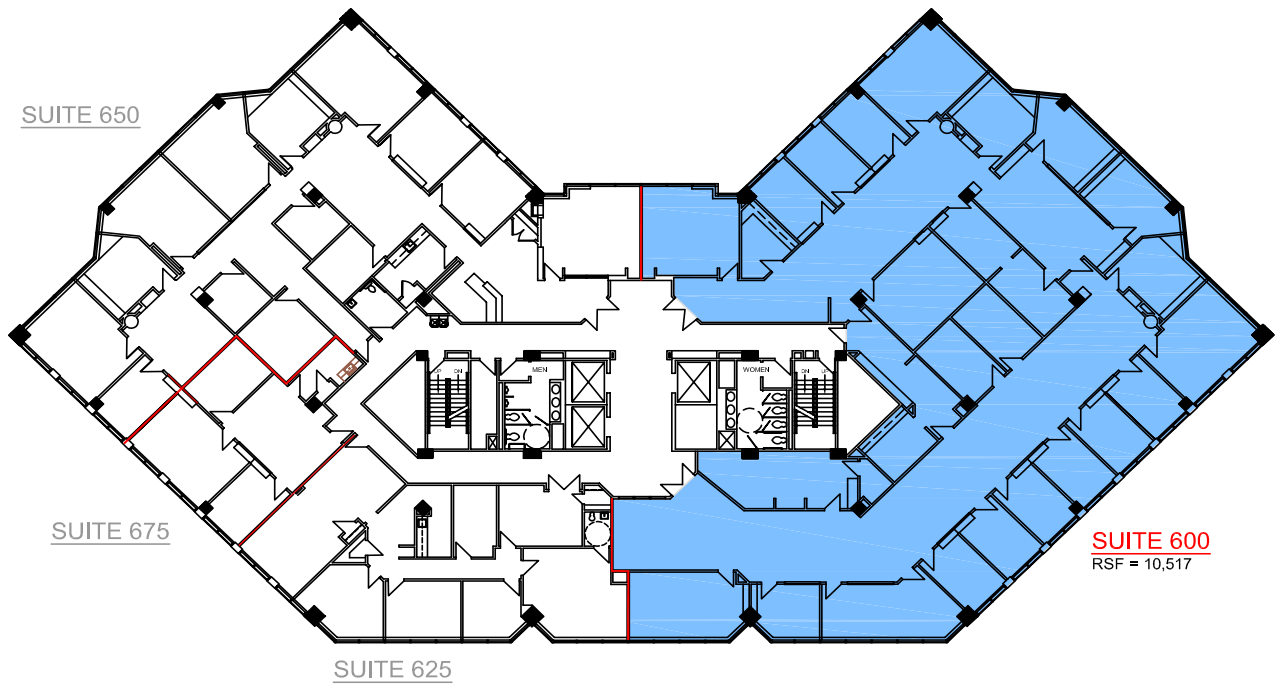
6,862 RSF





10,517 RSF

■ = VACANT



# 1ST FLOOR RENDERINGS



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