

## PREMIER OFFICE SPACE FOR LEASE



### OFFICE HIGHLIGHTS

- **6<sup>th</sup> Floor: 2,506 - 13,023 RSF**
- **3rd Floor: 5,171 - 12,033 RSF**
- **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

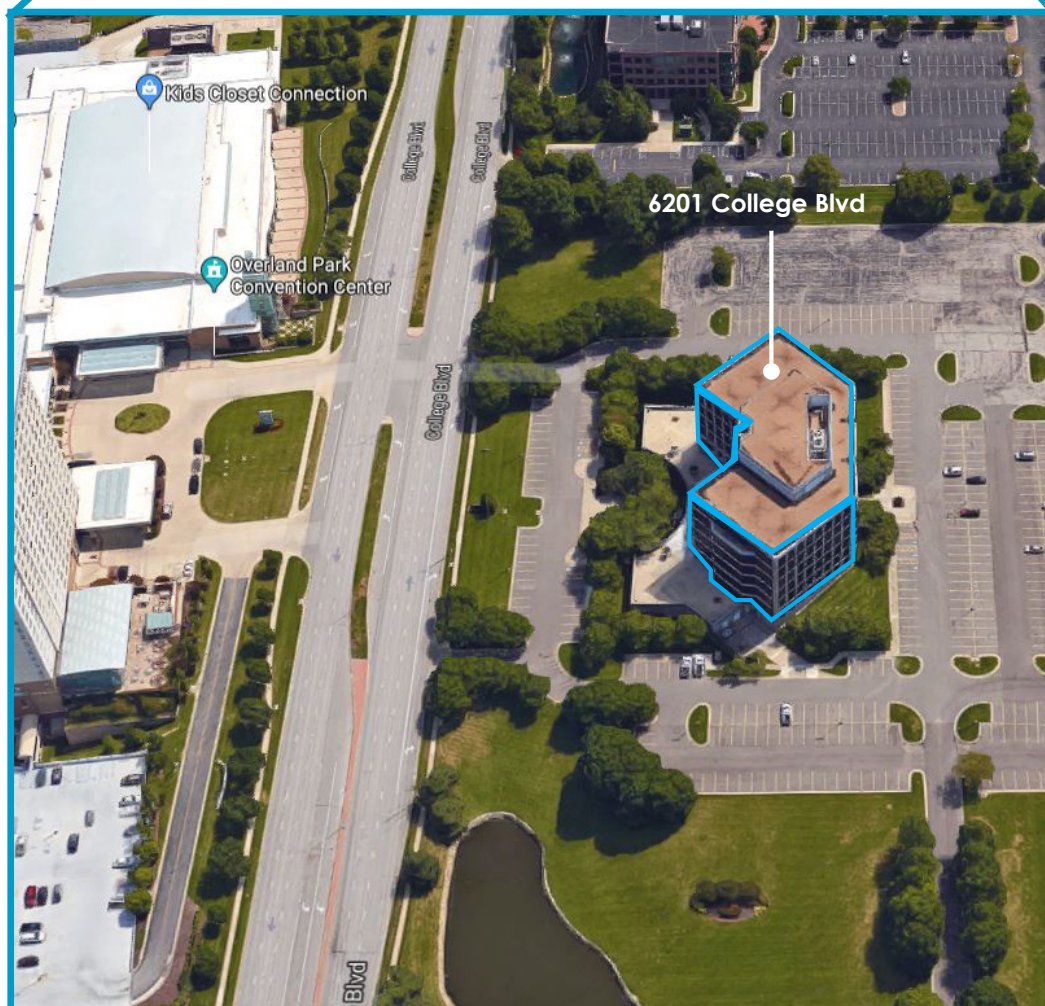
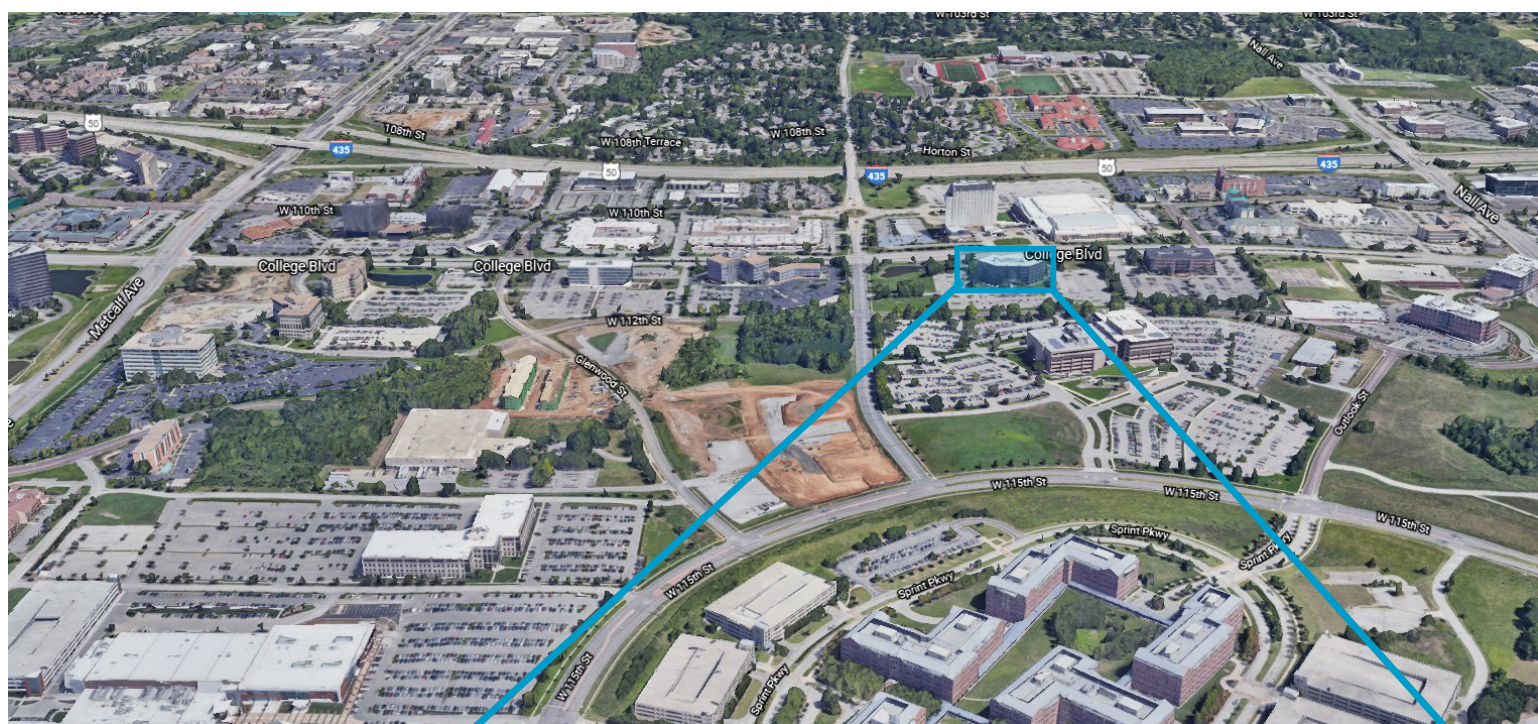
**RYAN BIERY, SIOR**  
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BUILDING SPECIFICATIONS

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

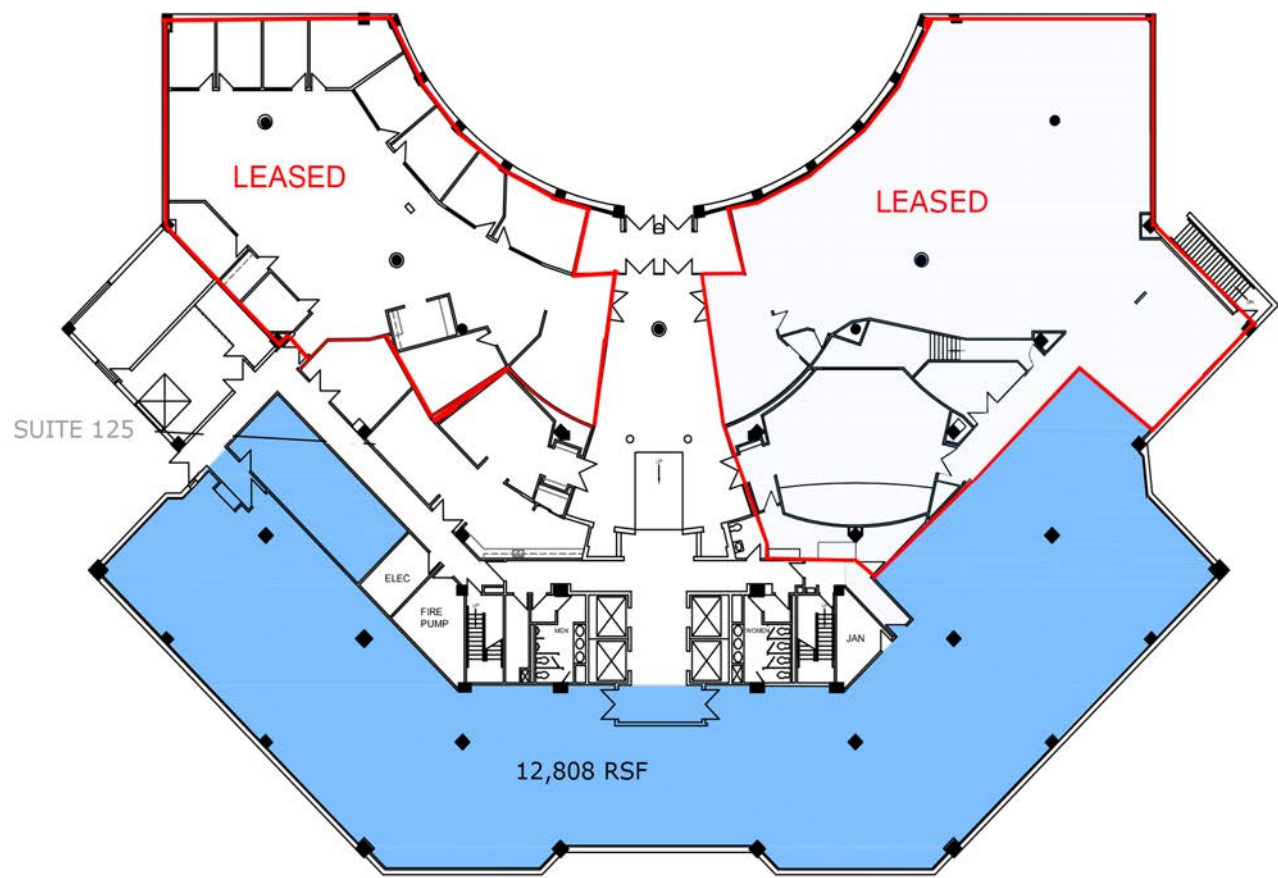




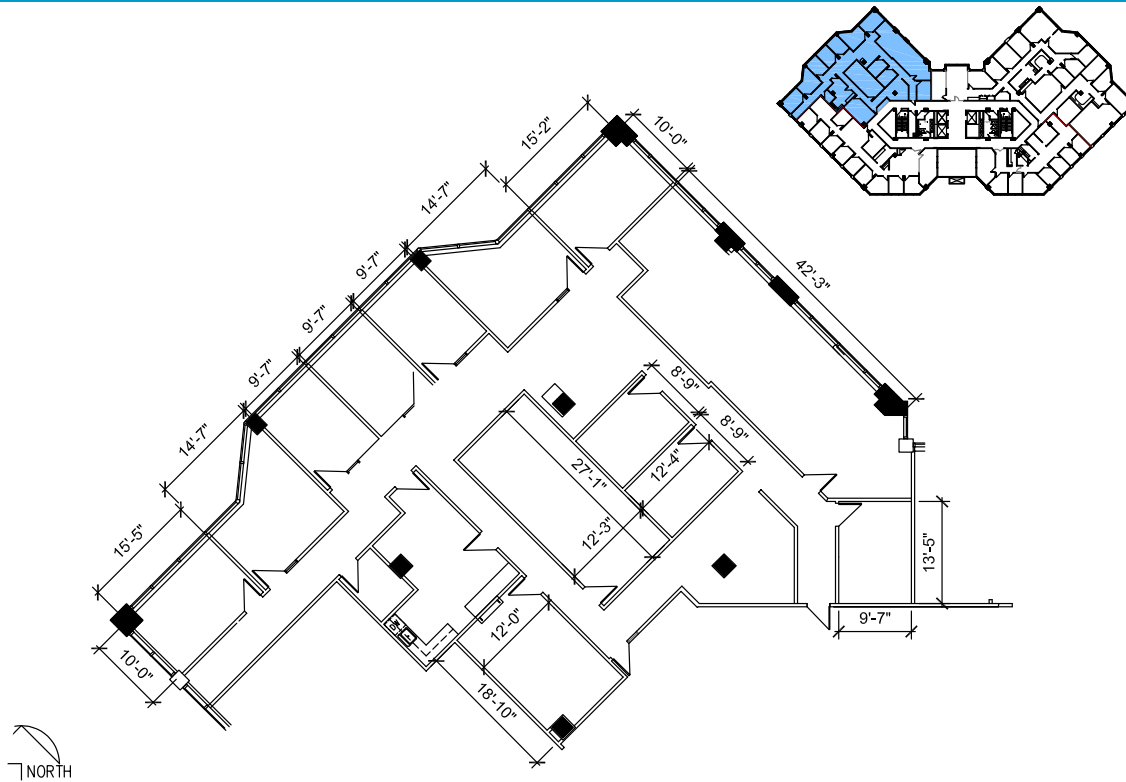




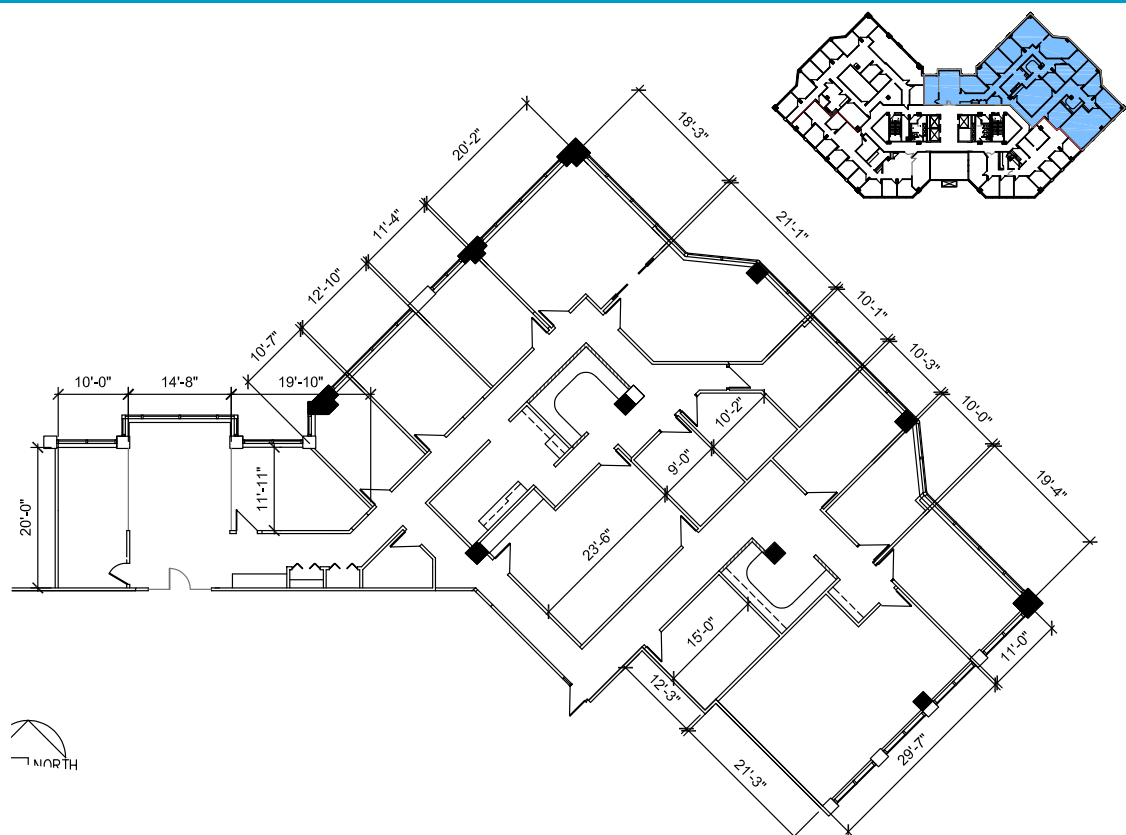
12,808 RSF



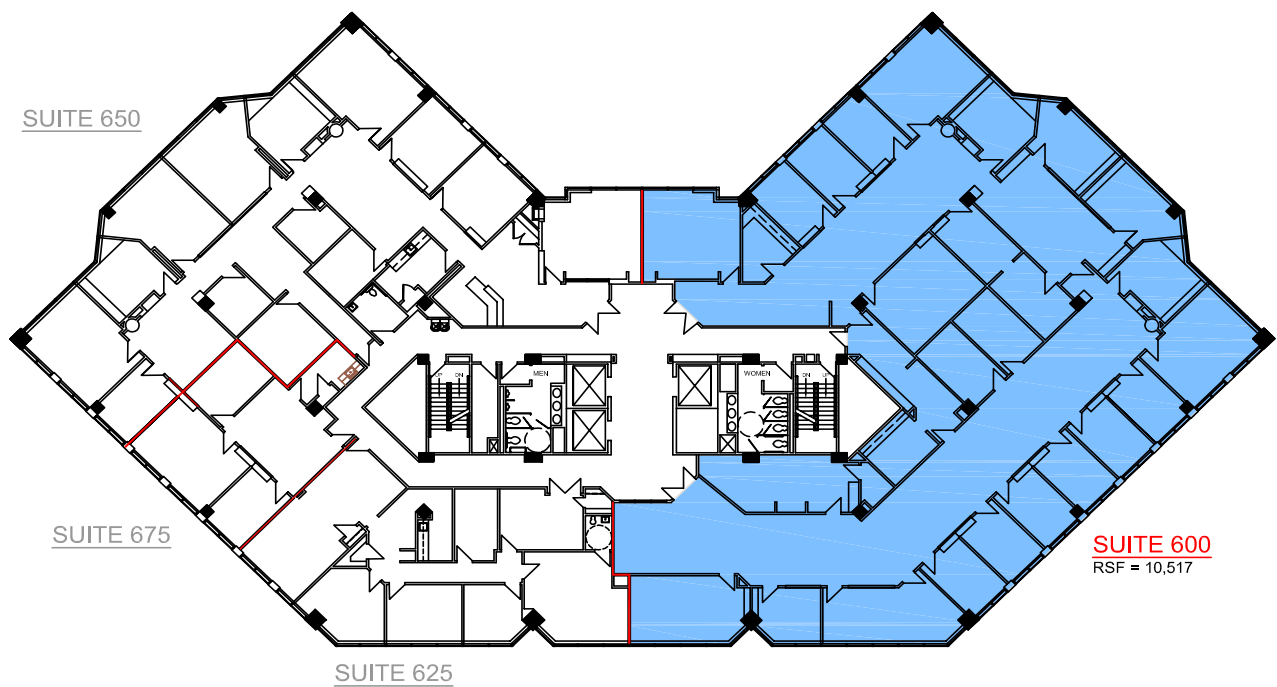
# Suite 300 - 5,171 RSF



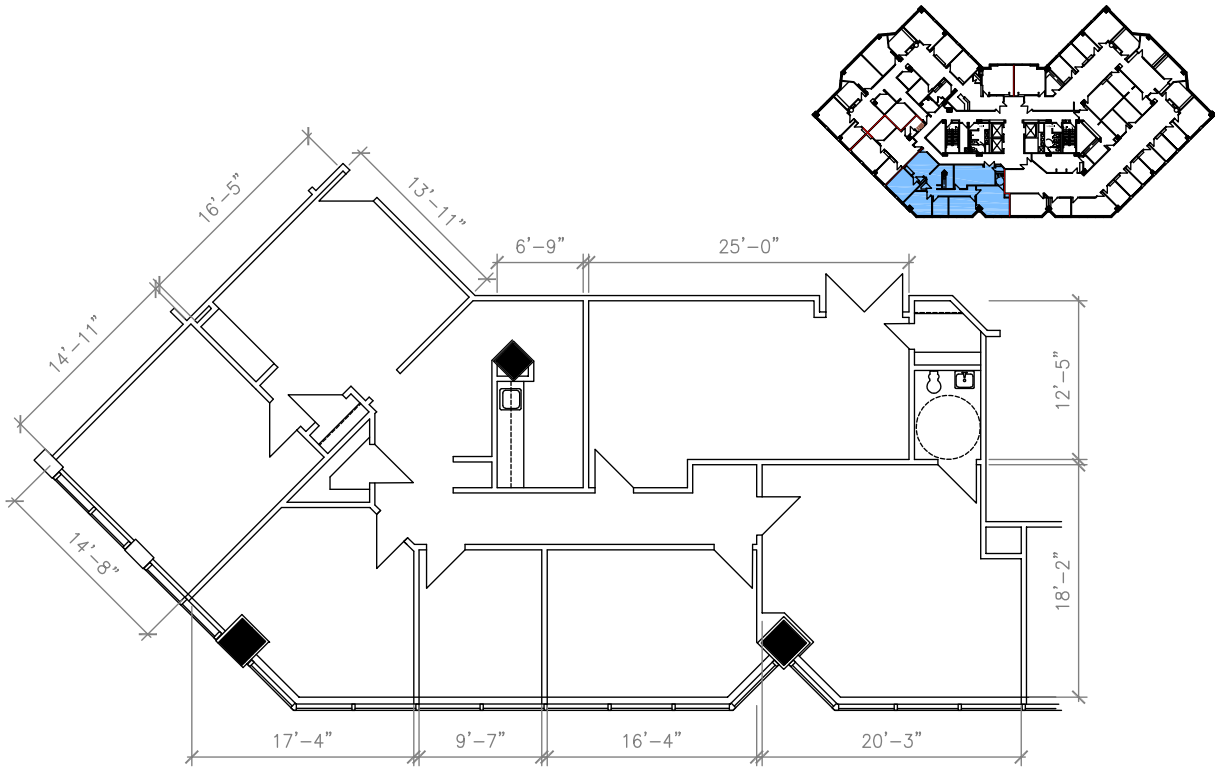
# Suite 325 - 6,862 RSF



Suite 600 - 10,517 RSF



Suite 625 - 2,506 RSF









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