



## Great Location

- Ideal owner/user property with value add potential
- All brick building
- Above standard improvements
- Building and monument signage available
- 519 RSF to 1,001 RSF available
- Parking ratio 4/1,000

## For more information:

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## Building Specifications

Location:	6740 W. 121st Street, Overland Park, Kansas in the Corporate Lakes at Metcalf Office Park
Building Size:	11,940 rentable square feet
Building Description:	Single-story all brick exterior with no interior columns
Space Available:	Suite 175: 519 RSF Suite 195: 998 RSF Suite 150: 1,001 RSF
Zoning:	CP-0
HVAC System:	Gas heat and electric air conditioning
Ceiling Height:	9' minimum
Parking:	4 per 1,000 square feet
Rental Rate:	\$21.00 per rentable square foot per year on a full-service basis
Offering Rate:	\$1,800,000; 7.3 cap rate
Operating Cost Escalation:	Base year
Tenant Improvement Allowance:	Negotiable
Remarks:	Very accessible location near hospitals, banks, retail shopping, 5 minutes from I-435 and 69 Highway Terrific value add potential

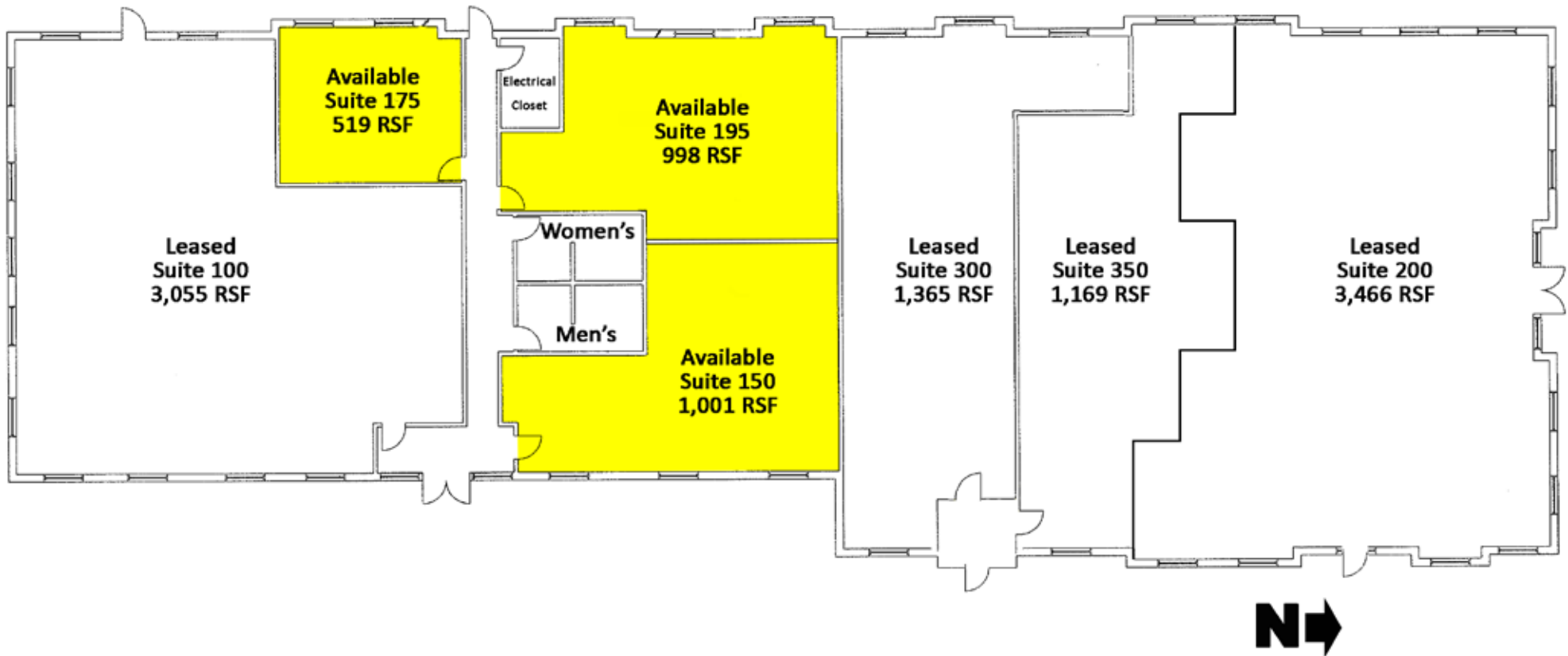
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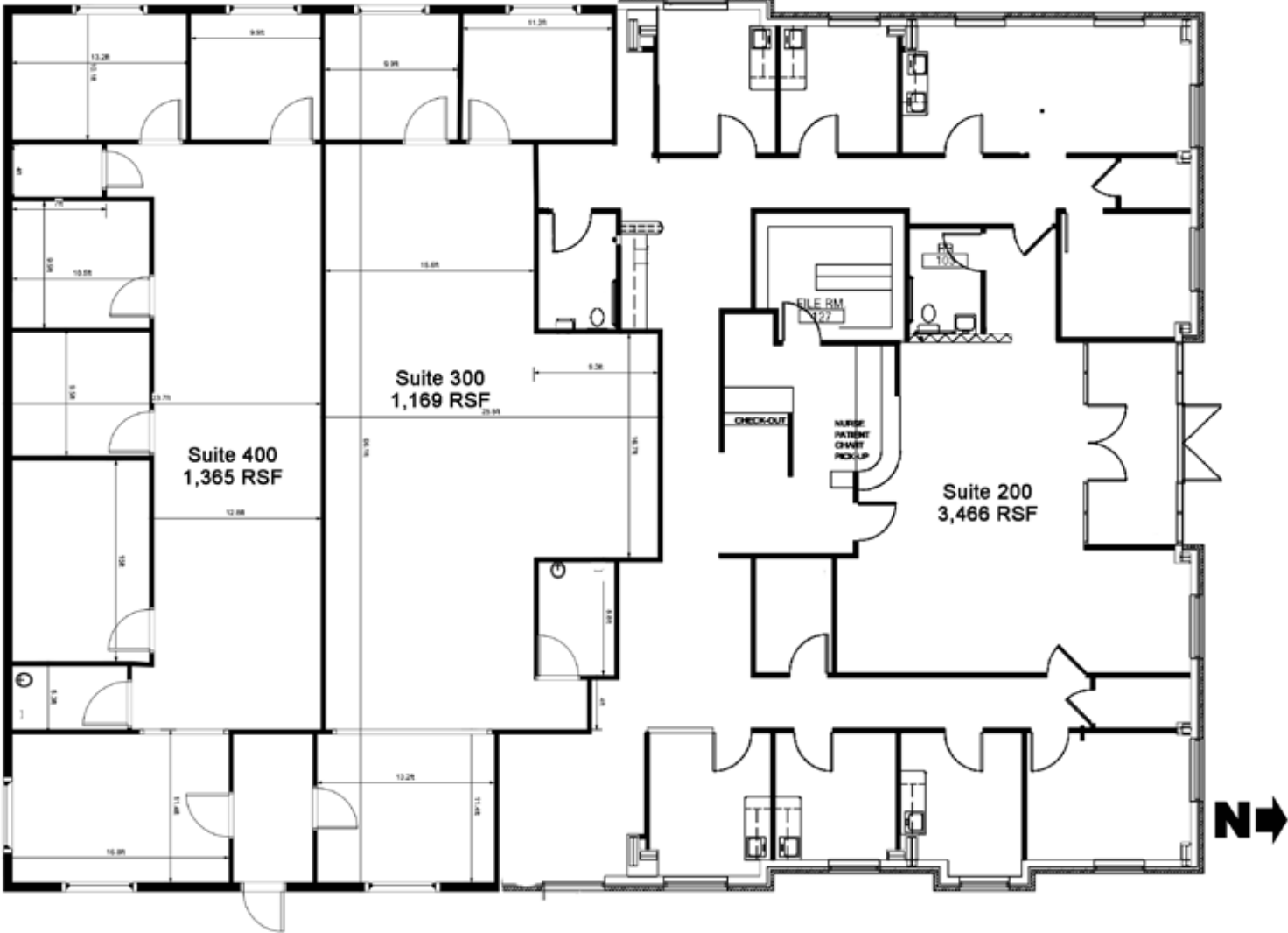
# Corporate Lakes at Metcalf

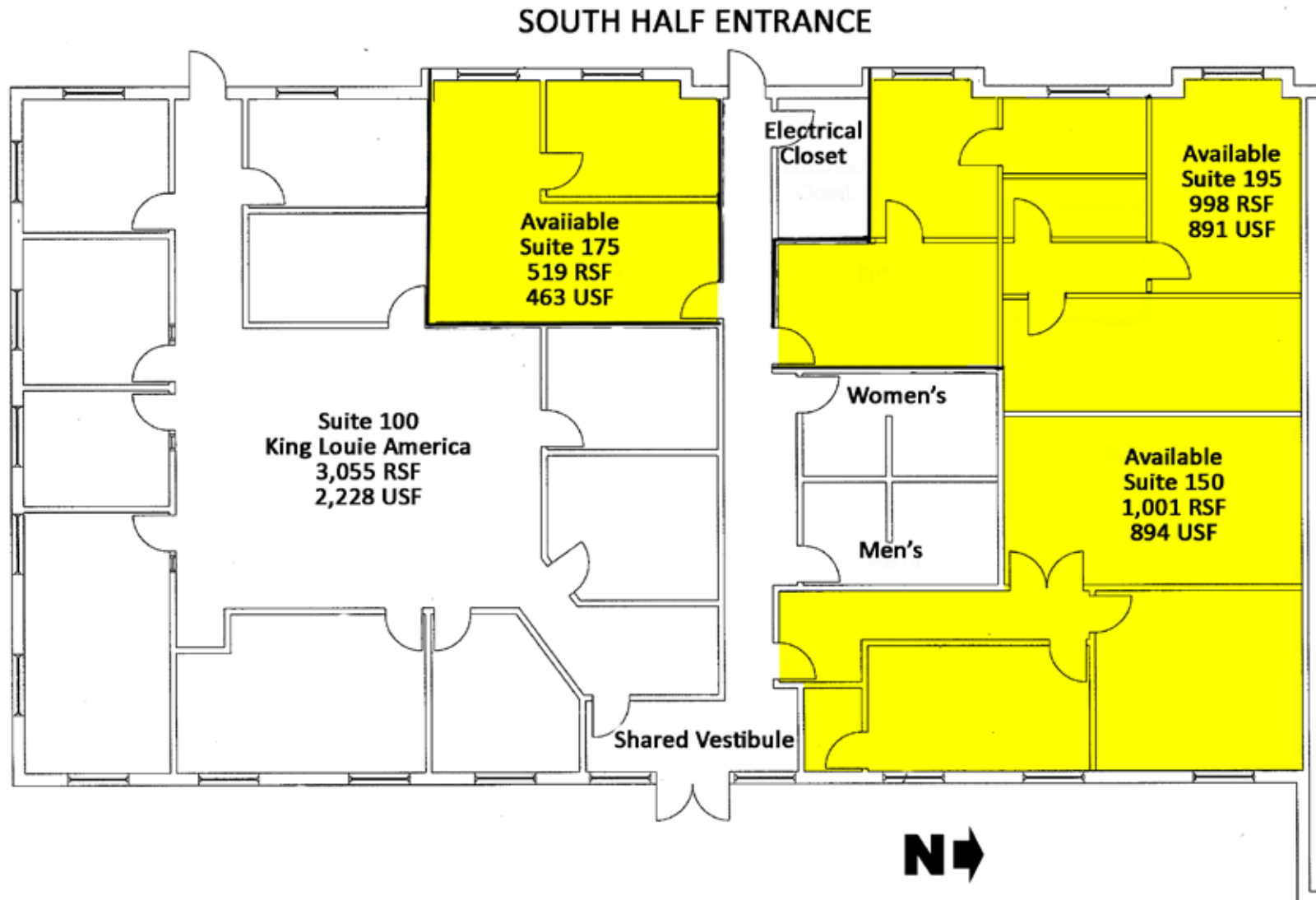
6740 W. 121st St., Overland Park, Kansas

# For Sale/Lease



North Half



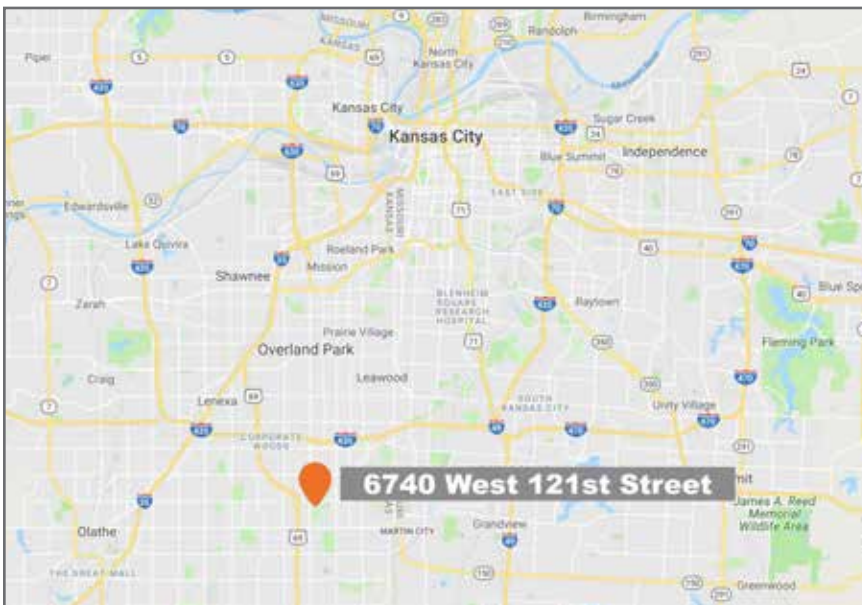
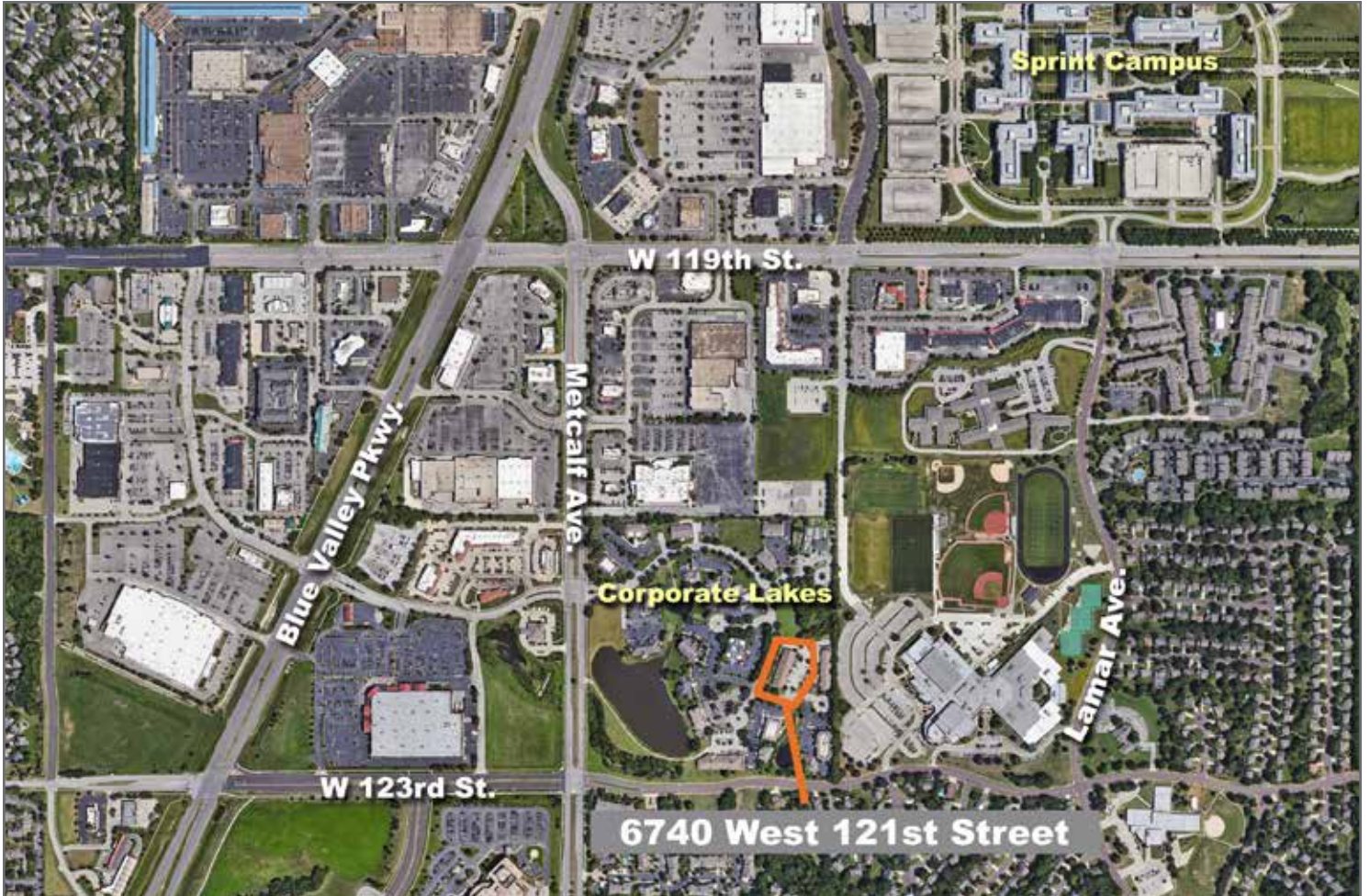




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