

## Full 5,000 SF Office Building For Lease



### College Boulevard Optometry Office For Lease

- Full building available (5,086 SF)
- Single tenant building
- Heavy office buildout
- Prime College Boulevard location
- Terrific signage opportunity
- Single story building with no common areas nor elevators needed

### For more information:

Max Wasserstrom, CFA  
816.412.8428  
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Connor Knabe  
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cknabe@blockllc.com

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## Building Specifications

Square Feet Available: 5,086 SF

Year Built: 1978

Ceiling Height: 8' 6"

Type of Lease: NNN

Offering Rate: \$20 PSF

CAM: \$2.55 PSF

Property Tax: \$3.00 PSF

Insurance: \$0.47 PSF

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Interior Photos

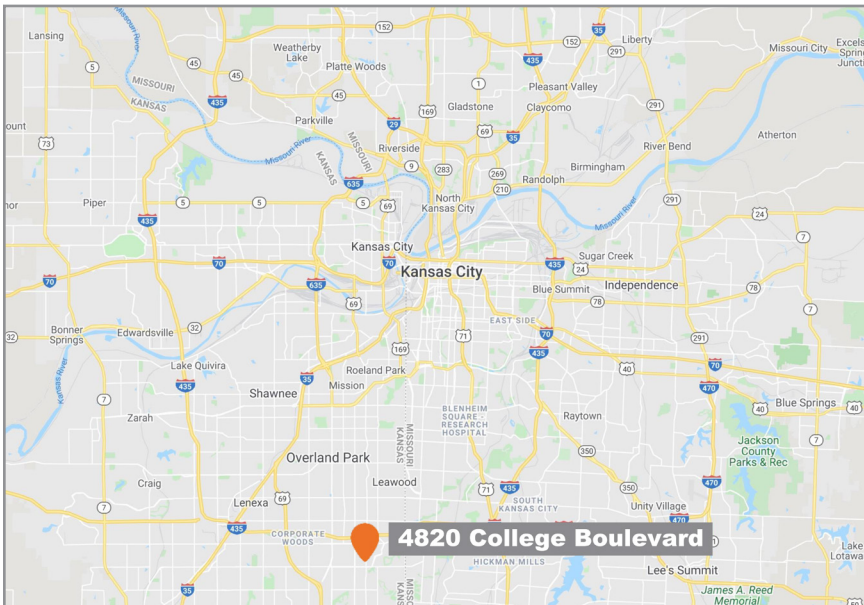




# 4820 College Boulevard

Overland Park, Kansas 66211

# For Lease



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