



8900 State Line Road

Leawood, Kansas

Property Features

- Attractive suburban office location
- Conveniently located on State Line Road
- Easy access to I-435
- Walking distance to banks, shopping and restaurants
- Abundant surface and covered parking
- Fiber and cable options available
- 24-hour secured access to building
- Recently remodeled common areas and restrooms
- Enhanced Covid-19 protections (see page 3)

AVAILABLE SUITES

Suite 100: 11,721 RSF

Suite 320: 2,907 RSF

Suite 333: 938 RSF

Suite 350: 2,507 RSF

Suite 411: 454 RSF

Suite 430/455: 5,404 RSF

Suite 220: 2,160 RSF

Suite 330: 1,772 RSF

Suite 349: 1,295 RSF

Suite 404: 325 RSF

Suite 413: 795 RSF

For more information:

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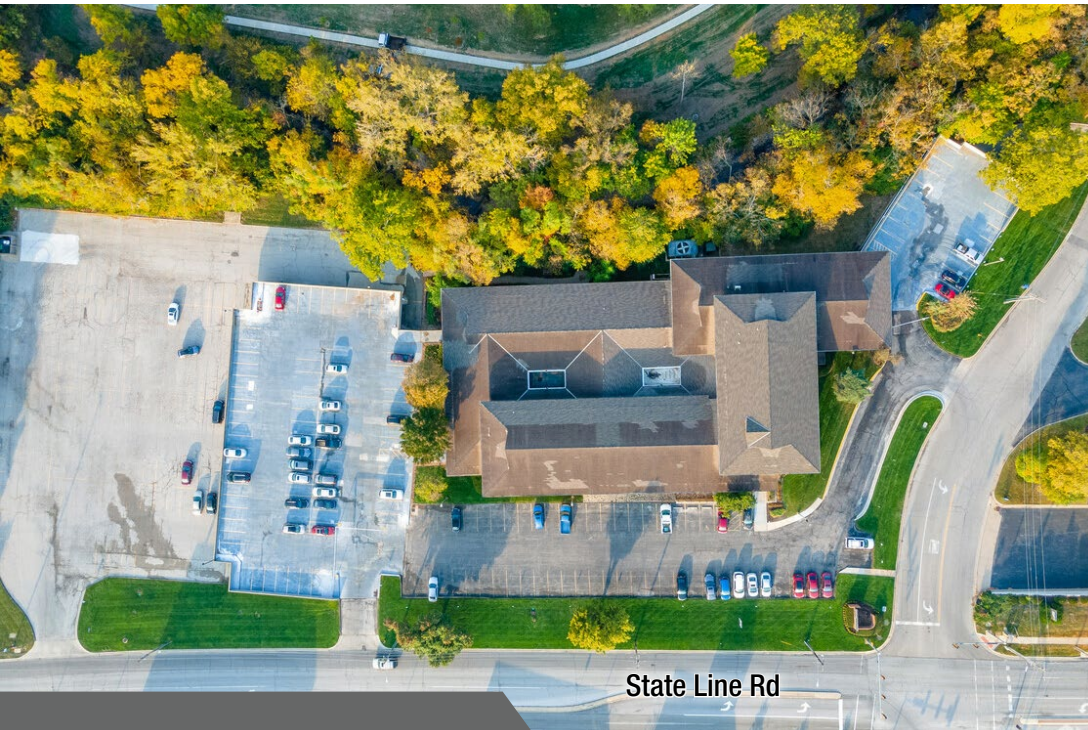
Mark Talley, CCIM

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Property Lease Advantages

- Full Service Lease Includes:
 - Base year operating expenses
 - Negotiable Tenant Improvement Package
 - Janitorial 5 nights per week
 - HVAC and electric service for general office use
 - General building maintenance
 - Surface and covered parking



4400 College Boulevard Suite 170
Overland Park, Kansas 66211
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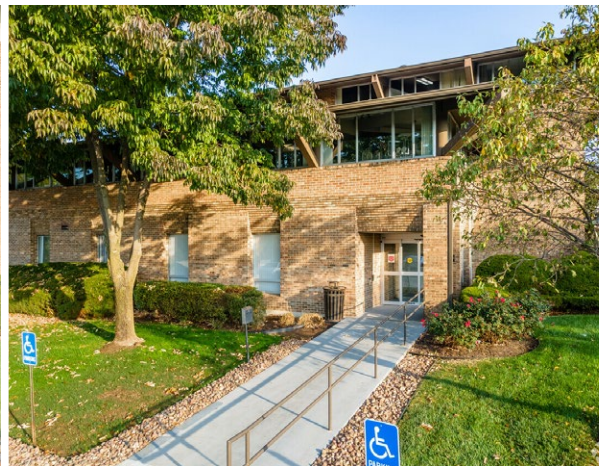
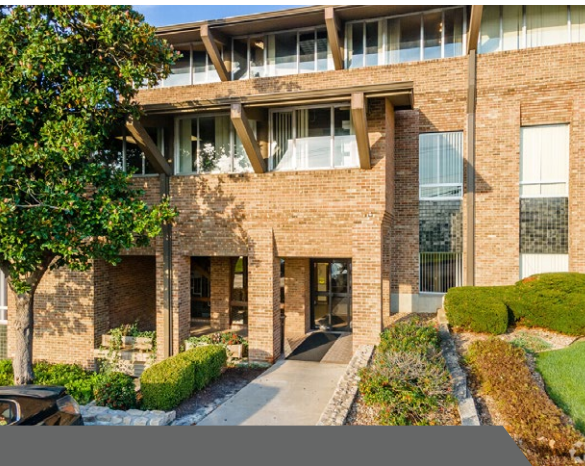
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Covid-19 Protocols

- Three separate entrances to building
- Elevators located at north and south entrances for ease of access
- Multiple stairwells conducive to social distancing
- Enhanced MERV (11) air filters in HVAC System
- Daily cleaning and disinfection of public areas and tenant suites
- Further common area upgrades planned for 2021
- Masks required within all public areas of building
- Hand sanitizing stations available at each entrance



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