

7815 FLOYD

Overland Park, Kansas 66204

OFFICE FOR SALE OR LEASE | 8,118± RSF



COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED

FREESTANDING OFFICE BUILDING IN DOWNTOWN OVERLAND PARK, KANSAS



RENTABLE BUILDING AREA	8,118± RSF
BASE RENTAL RATE	\$10.00 PRSF
LEASE TYPE	NNN
SALE PRICE	\$1,100,000

BUILDING FEATURES

- Freestanding 8,118± RSF building located in Downtown Overland Park
- 44 high-end workstations in place and 75% included
- Signage available
- Abundant amount of parking
- Completely refurbished in 2007
- Zoning-DFD General Urban (Downtown Form-Based Code which includes CP-2 zoning for office, retail, and general commercial uses)
- Parcel Size: 0.63 Acres
- 2018 Taxes: \$2.02/per SF

FOR MORE INFORMATION, PLEASE CONTACT:

JOE HEINZLER

Office Brokerage

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2600 Grand Boulevard, Suite 700

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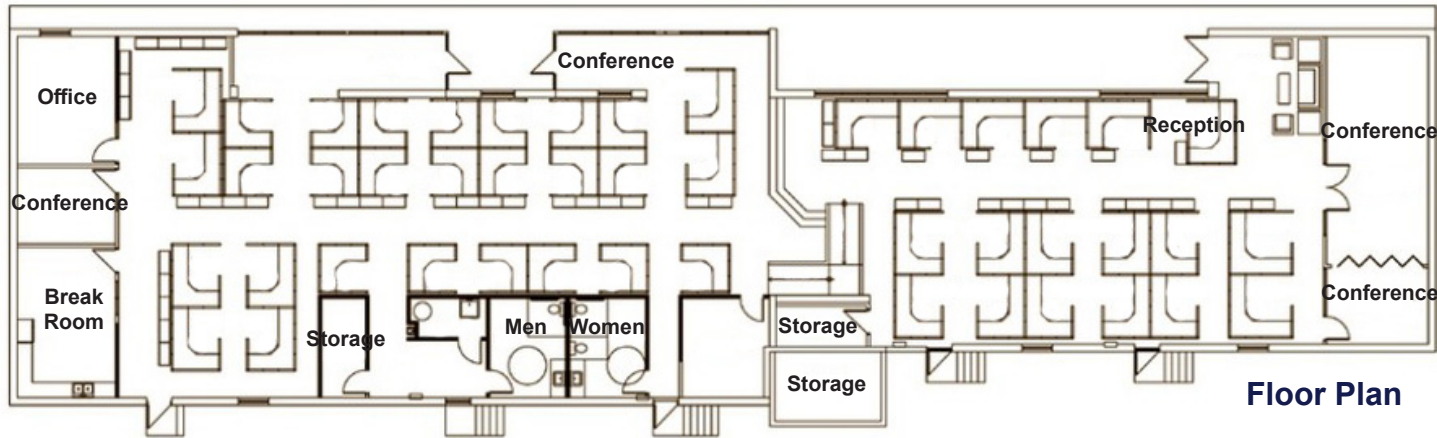
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