



FOR LEASE

The Ballentine Building

8787 Ballentine Street / Overland Park, KS

GREAT HIGHWAY ACCESS



1,511, 1,555 & 2,284 RSF Available
Lease Rate: Starting at \$18.50 PSF Gross
with Annual Rent Escalations

Property Highlights

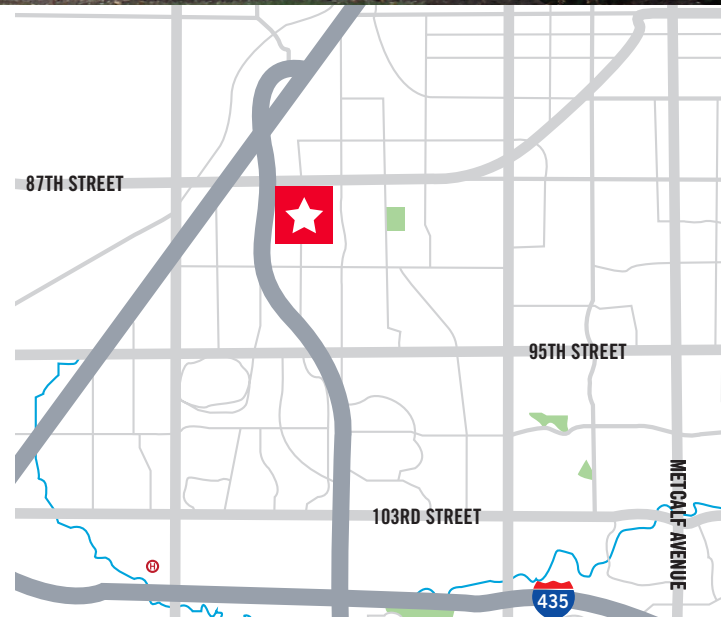
- Excellent highway accessible location off of 87th Street near the I-69/I-35 Interchange
- First floor office suites can be combined to create 3,060 RSF of contiguous space
- Second floor shell space is being offered with build-to-suit tenant finish packages for open or private office environment with attractive glass lines on a five year term
- Parking at over 5/1000
- Remodeled common areas and drive up convenience with covered entry
- Great Class B office value in the heart of Overland Park, Kansas
- Strong and stable ownership

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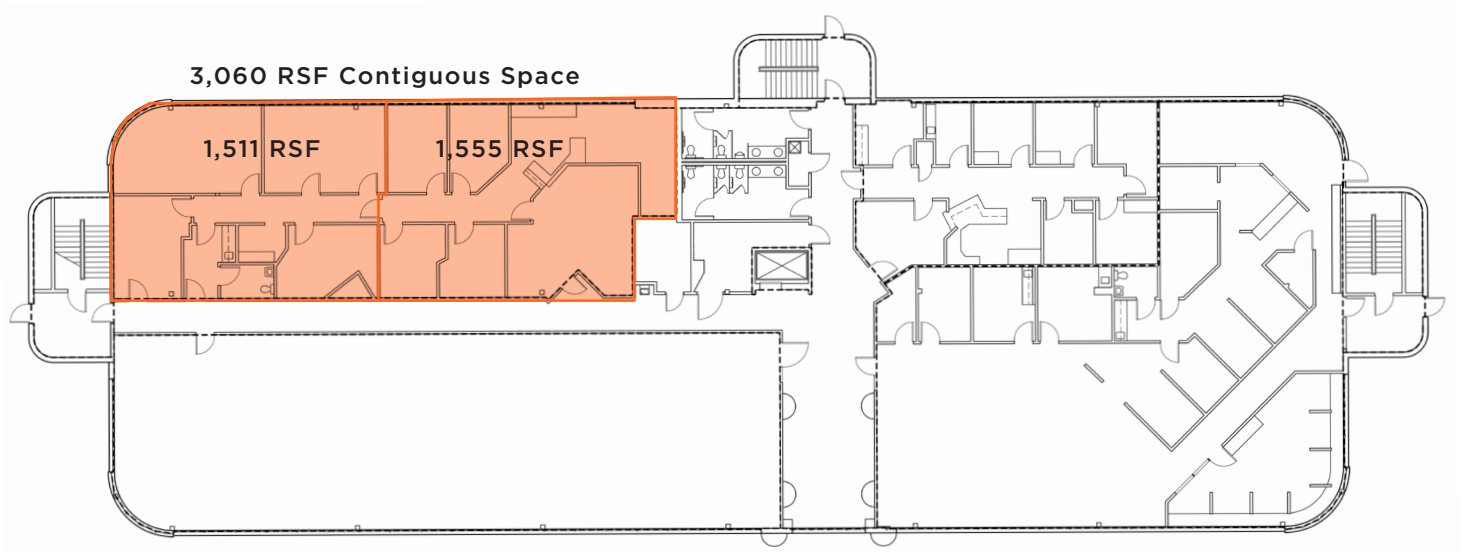
**CUSHMAN &
WAKEFIELD**

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First Floor Availabilities



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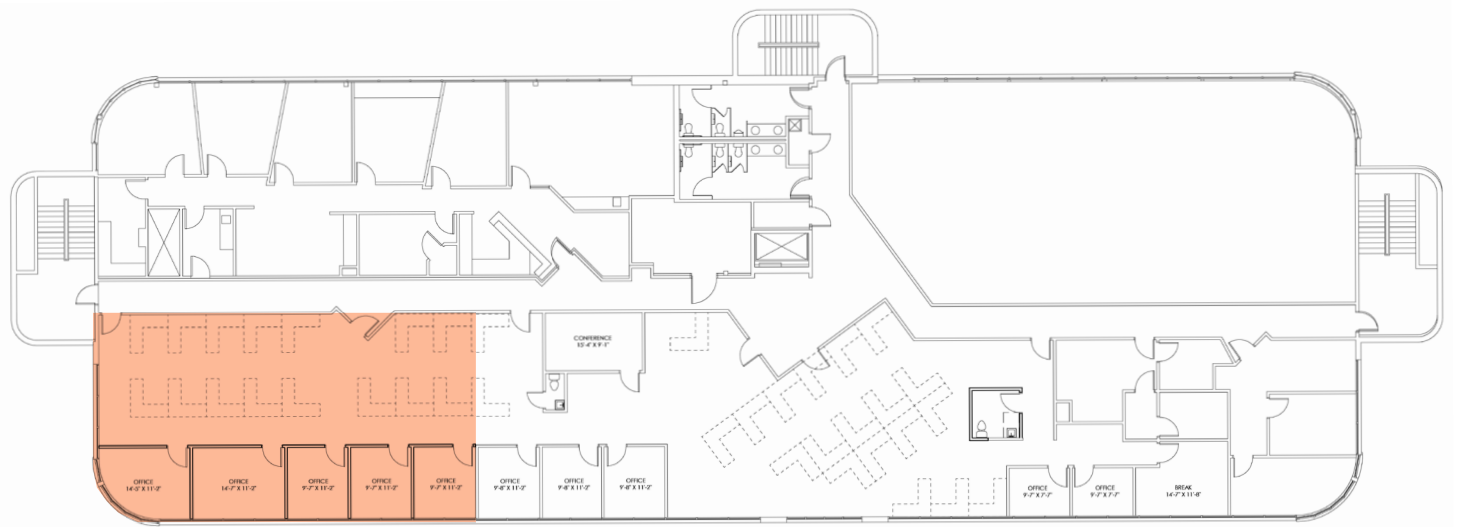
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Conceptual Plans for Suite 2200 (Shell) - 2,284 RSF



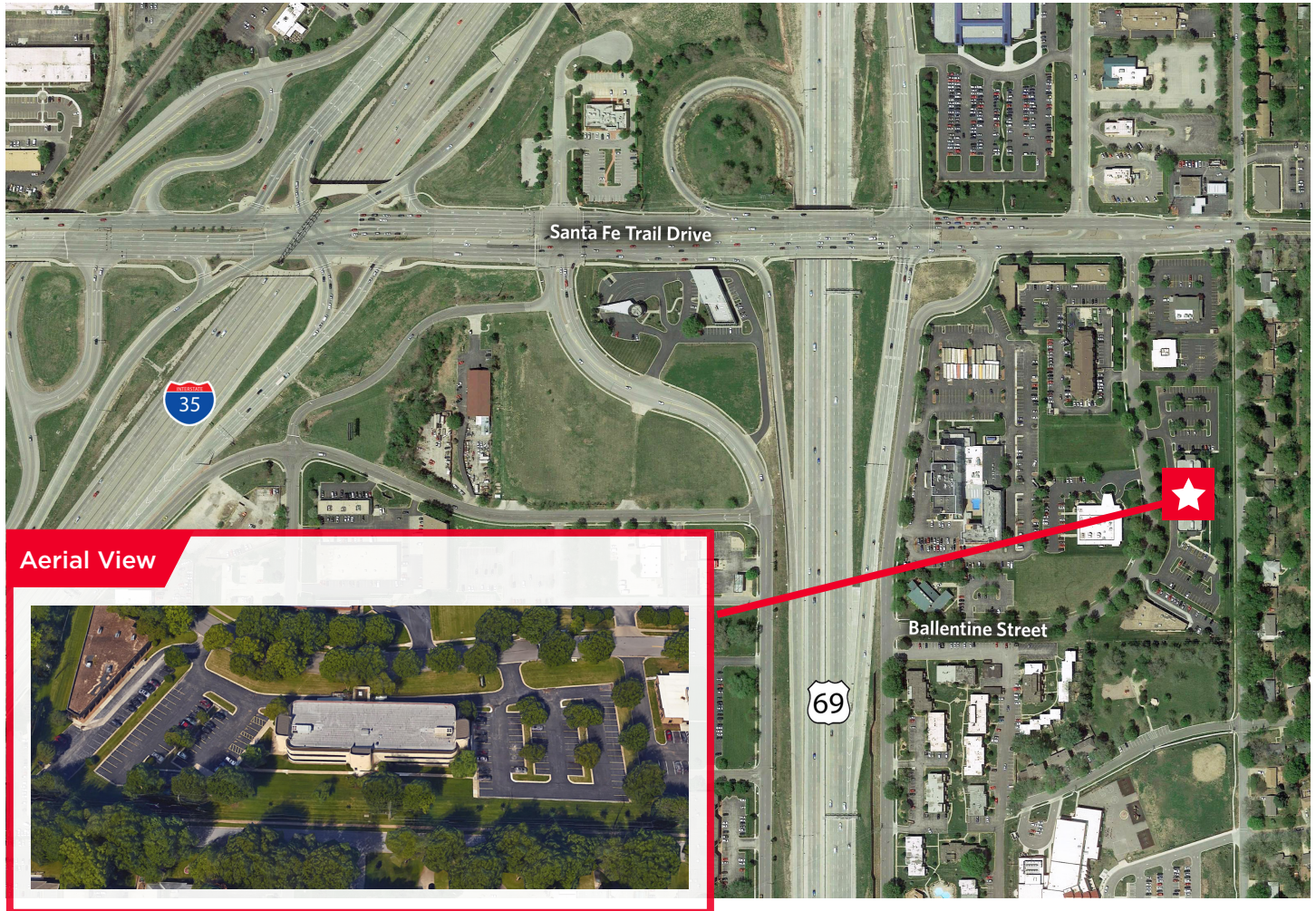
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Aerial



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 10,239 | 105,996 | 232,858 |
| Households | 4,396 | 47,174 | 103,721 |
| Average HH Income | \$69,313 | \$86,722 | \$97,486 |
| Daytime Population | 21,451 | 132,023 | 294,697 |
| # Businesses | 888 | 5,336 | 12,896 |

Drive Time Info

| Destination | Drive Time |
|--|------------|
| Access to Highway 69 | >1 Minute |
| Access to Interstate 35 | >1 Minute |
| Access to Interstate 435 | 3 Minutes |
| Overland Park Regional Medical Center & Shawnee Medical Center | <5 Minutes |

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