

# ROSANA SQUARE OFFICE

7700-7800 W. 119th Street  
(119th & Metcalf)

OVERLAND PARK, KANSAS 66213

est. 1879

**KH**

**KESSINGER HUNTER**  
commercial real estate

## OFFICE FOR LEASE

Total Office SF Available: Approximately 67,000



## FEATURES

- High-profile, mixed-use location in South Johnson County with excellent access and visibility at the northwest corner of 119th and Metcalf in Overland Park, Kansas
- Multiple space options available ranging in size from 5,000 SF up to approximately 20,000 SF.
- Rental Rate - \$21.25/SF Full Service
- First floor, park-at-your-door access
- Very flexible space configurations
- Exterior facade signage opportunities
- Ideal opportunity for tech companies, flex users, call centers, sales operations and service-oriented companies who need/want quick access from car to space
- Abundant surface parking directly adjacent to the office space
- Dock-high loading capability
- Rosana Square's office space offers an amenity-rich environment with access to all types of services including restaurants, hotels, banking, grocery, fast food, and much more!

## FOR MORE INFORMATION, PLEASE CONTACT:

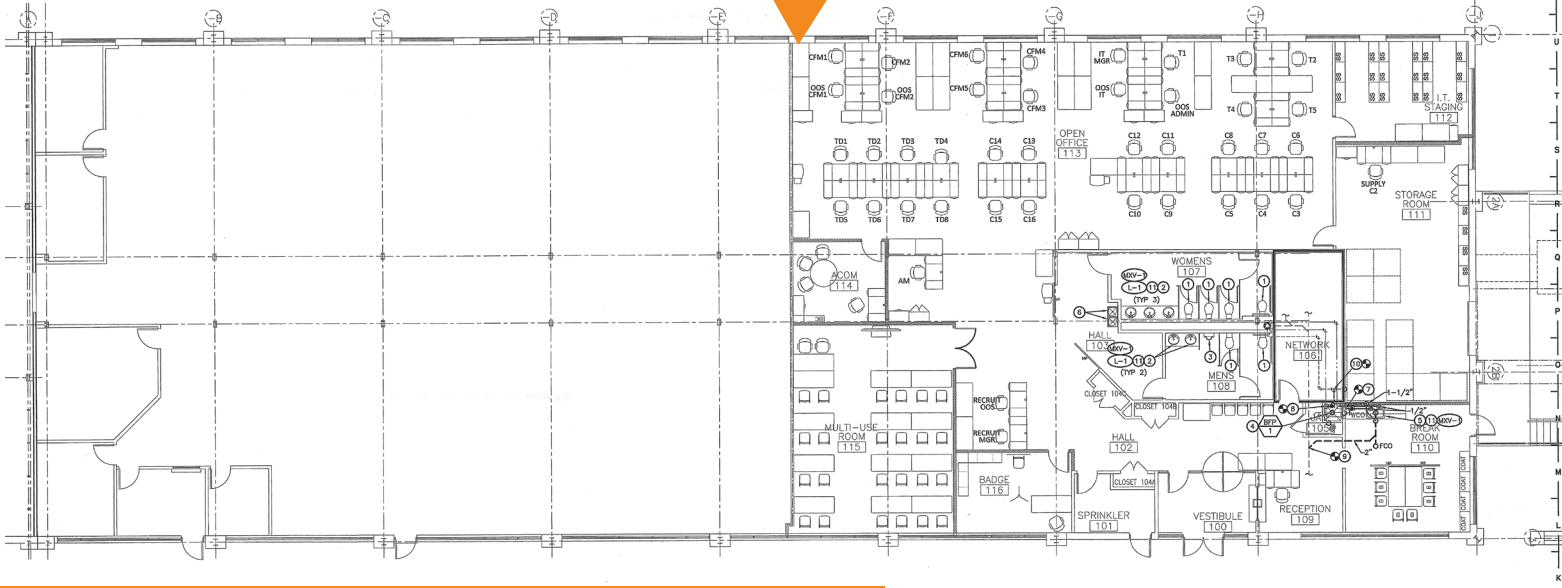
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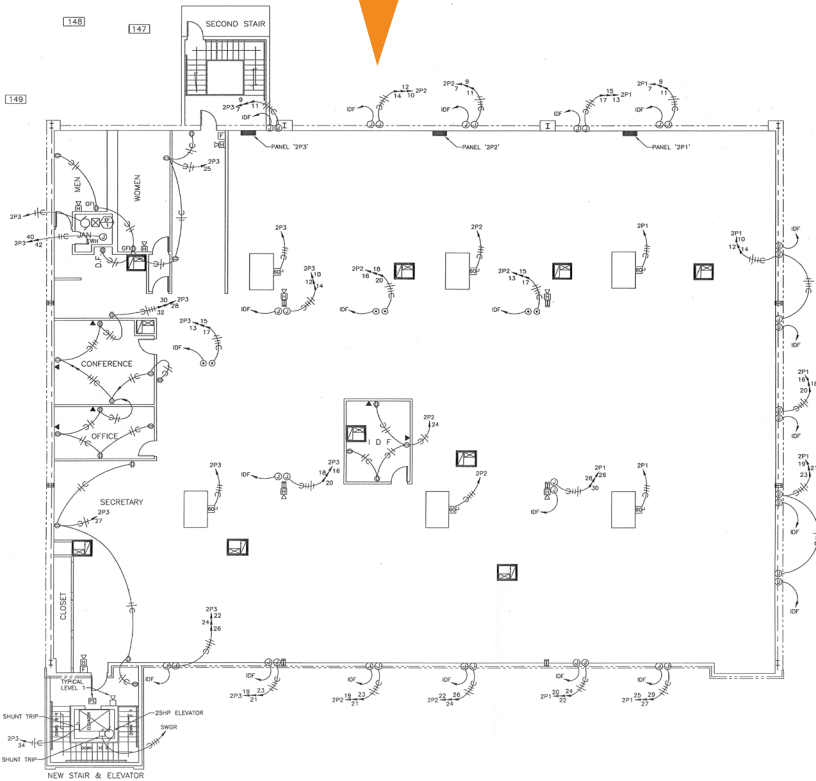
**KESSINGER HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
(816) 842-2690  
[kessingerhunter.com](http://kessingerhunter.com)

# SITE PLANS

7700 W. 119th St (7,590 SF) & 7710 W. 119th St (8,410 SF)

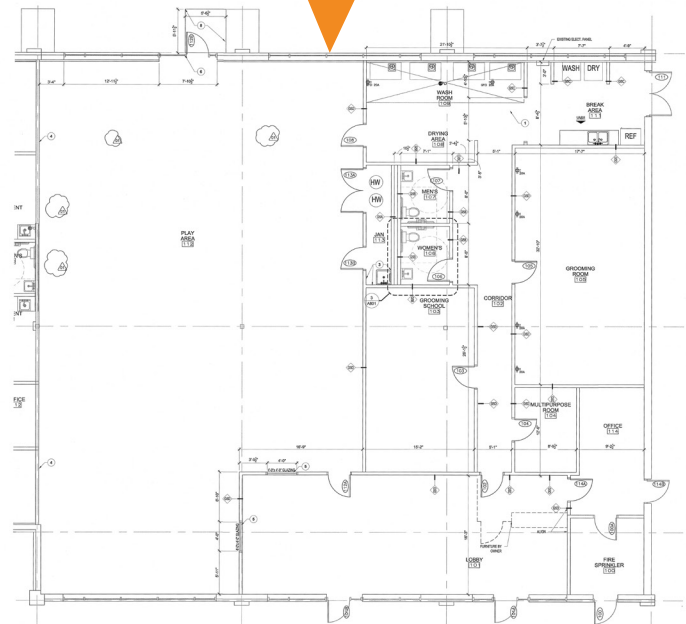


7720 W. 119th St (14,000 RSF)



## Rosana Square OFFICE

7800 W. 119th St (6,050 RSF)

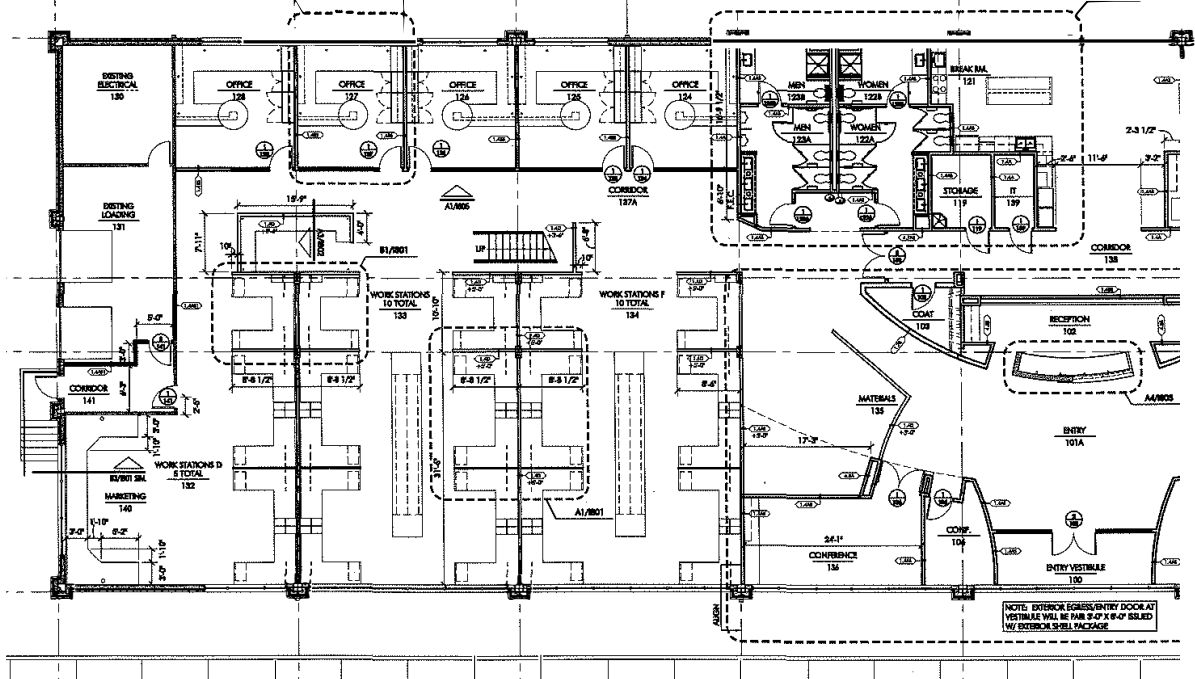


119th & Metcalf

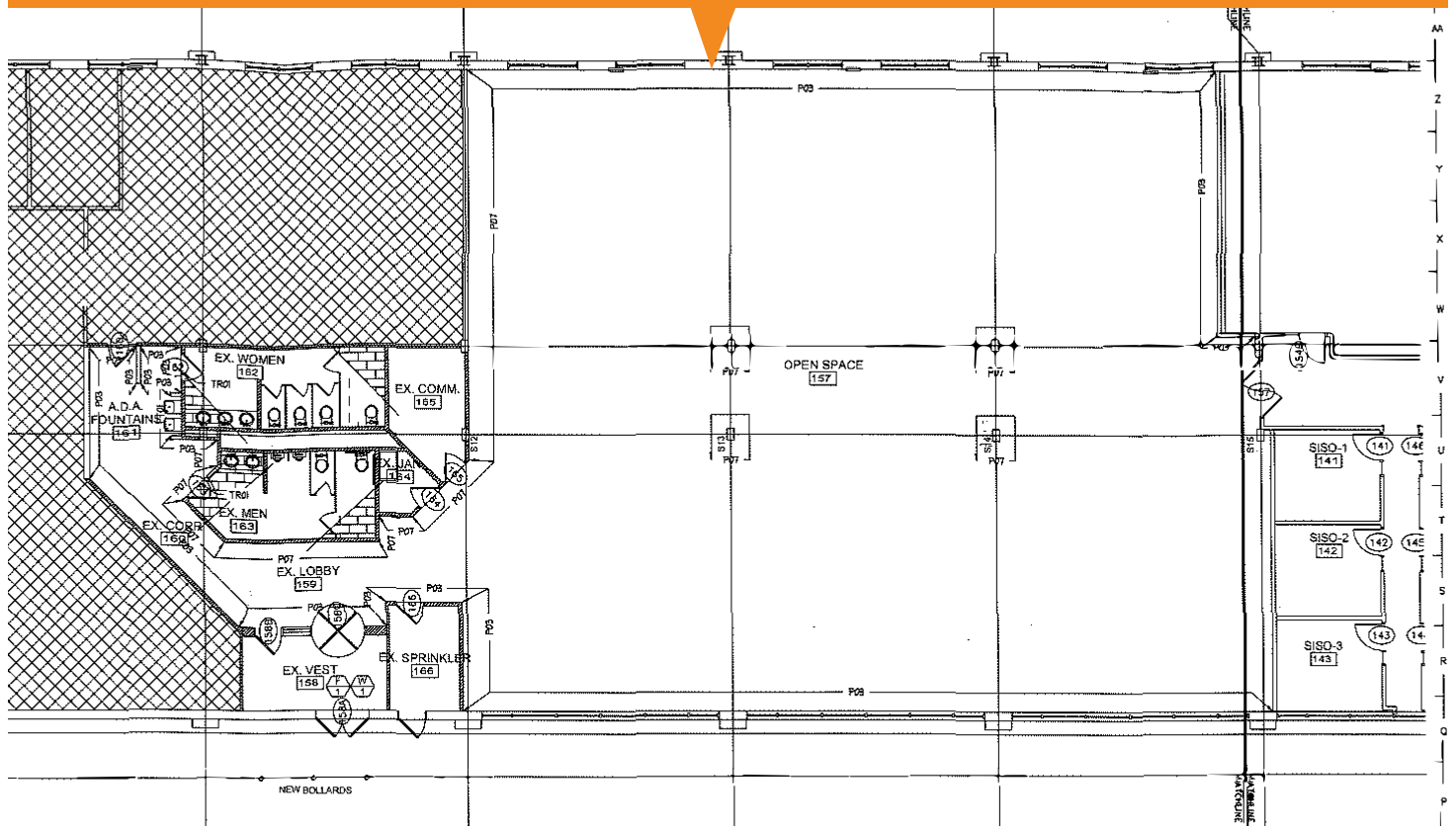
NOT TO SCALE



7780 W. 119th St (10,000 RSF)



7772 W. 119th St (20,916 SF)



NOT TO SCALE





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