

# Colonial Place in Downtown Overland Park

8001 Conser - Office and Retail Space for Lease

Overland Park, KS 66204



# W

W A T E R F O R D

PROPERTY COMPANY, LLC

# Colonial Place

Features | 8001 Conser



- 1,500 to 5,270 rentable square feet available.
- On-site management.
- Move-in ready spaces available.
- Initial Rate: \$16.50 per square foot full service.
- Walking distance to restaurants, retail and coffee shops.
- Time Warner and Consolidated Communications service available.



**WATERFORD**  
PROPERTY COMPANY LLC

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# Colonial Place

## Area Map and Amenities



### Restaurants

Burg & Barrel  
Cascone's  
Chipotle  
Cinzetti's  
Cozy's Café  
Dos Reales  
Dunkin Donuts  
El Salvadoreno  
Elsa's Ethiopian Restaurant  
Fritz's Chili  
Homer's Coffee House  
J. Gilbert's  
Jimmy John's  
Lemongrass Thai Cuisine  
McDonald's  
Mi Ranchito  
Mr. Gyro's  
Noodles & Company  
The Other Place  
Papa Keno's  
The Peanut

Pie Five  
Pizza Hut  
Starbuck's  
Subway  
Taco Bell  
Wendy's  
Winstead's

### Hotels

Extended Stay America  
Hampton Inn & Suites  
Holiday Inn & Suites

### Banks

Central Bank of the Midwest  
First Federal Bank of Kansas City  
UMB Bank

### Child Care

Children's Cottage  
Enchanted Garden Child Care

Kiddi Kollege Child Care  
Premier Learning

### Shopping/Entertainment

Corinth Square  
In Clover  
Micro Center  
The Village  
Wal-Mart  
Whole Foods

### Other

Clock Tower Plaza  
Culinary Center of Kansas City  
Matt Ross Community Center  
Milburn Golf & Country Club  
Overland Park Farmer's Market  
Santa Fe Commons Park  
U.S. Post Office

# Colonial Place

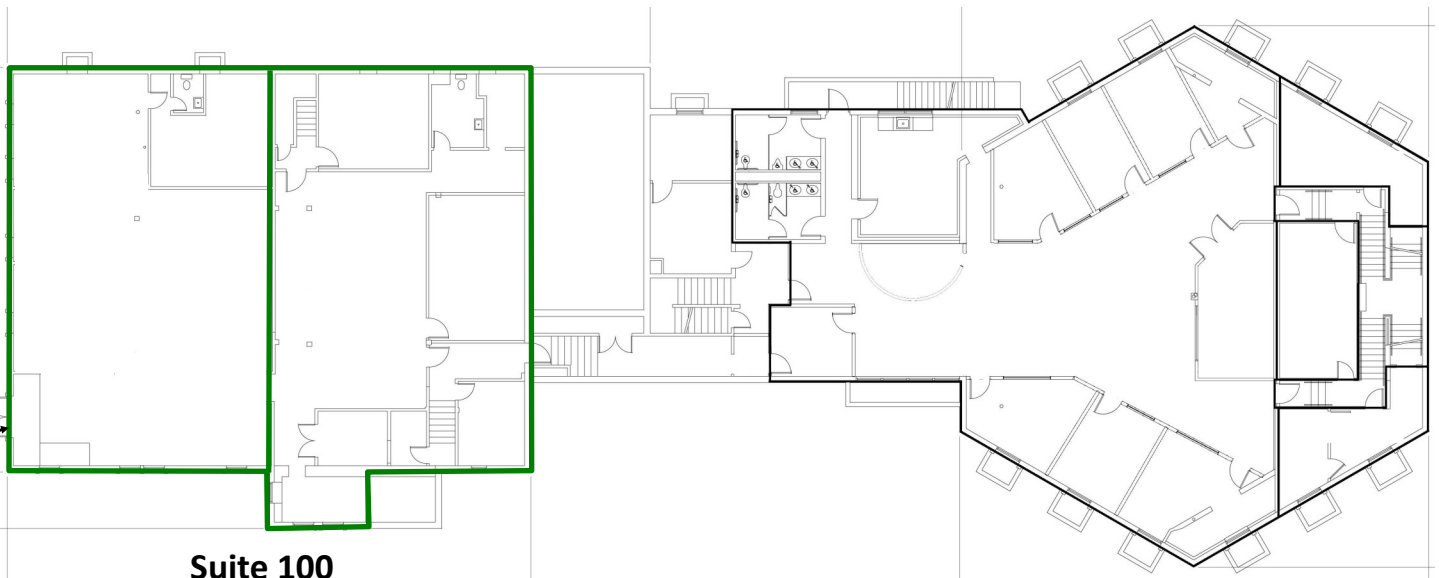
Available Space | 8001 Conser



## Available Suites

<u>Building</u>	<u>Size</u>
Suite 100	2,460 to 4,900 RSF
Suite 200	5,270 RSF
Suite 220	1,500 RSF

## 1st Floor



**Suite 100**  
**4,900 RSF - Office/Retail Space**  
(divisible to 2,460SF)

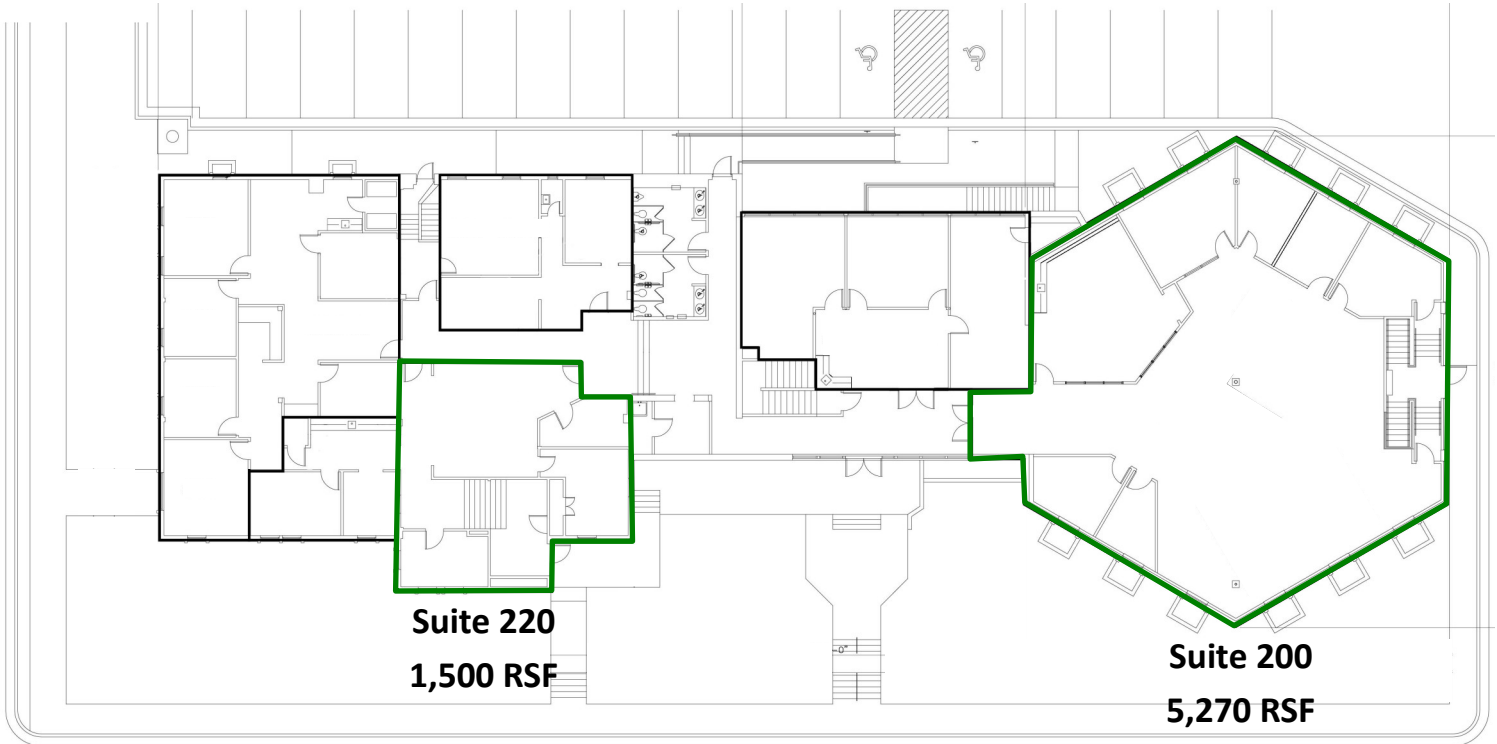
Separate entrance on 80th Street



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## 2nd Floor



# Colonial Place

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