

AVENUE 82

82nd Street & Metcalf Avenue
Overland Park, KS

FOR LEASE: 2,000 - 12,451 SF Available



**NOW READY FOR
TI BUILDOUT**



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- For Lease: Avenue 82
 - » 12,451 SF of contemporary, upscale office space available
 - » Custom built suites available from 2,000-12,451 SF
- Newly constructed building
- Includes Tenant Improvement Allowance
- Dramatic, artist curated lobby with striking art displays
- High efficiency building
- Excellent Metcalf-facing signage opportunity (25,000+ cars per day)
- Free surface and covered parking
- New pedestrian crossing located at 81st & Metcalf



PROPERTY HIGHLIGHTS

- Located in prime Downtown Overland Park in close proximity to over 300 locally-owned shops, restaurants, spas, salons, OP Farmer's Market, new food hall, and art galleries
- Join BRR Architecture and REACH Healthcare Foundation in a stunning, new construction building located in a Class-A office project

BUILDING AMENITIES



Electric
Car
Charging
Station

A black rectangular panel with a green and black abstract pattern, mounted on a white wall.



Vending
Machines

A colorful abstract artwork with geometric shapes in yellow, red, blue, and green, mounted on a white wall.



Art
Gallery


A large glass door with a black frame, leading outside.



Free
Private
Parking
(covered
& surface)

A colorful abstract artwork with geometric shapes in yellow, red, blue, and green, mounted on a white wall.

WORK, SHOP, LIVE



Security

A grey tufted armchair with black legs, positioned in a lounge area.



Public
Restrooms

A small round white table with a blue base, holding a small object.



Outdoor
Seating
Area

A grey tufted sofa and armchair, positioned in a lounge area.

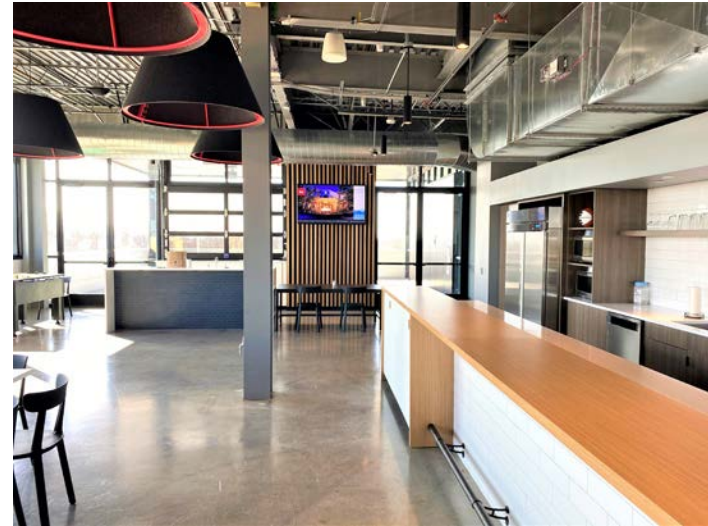
LEVEL TWO FLOOR PLAN



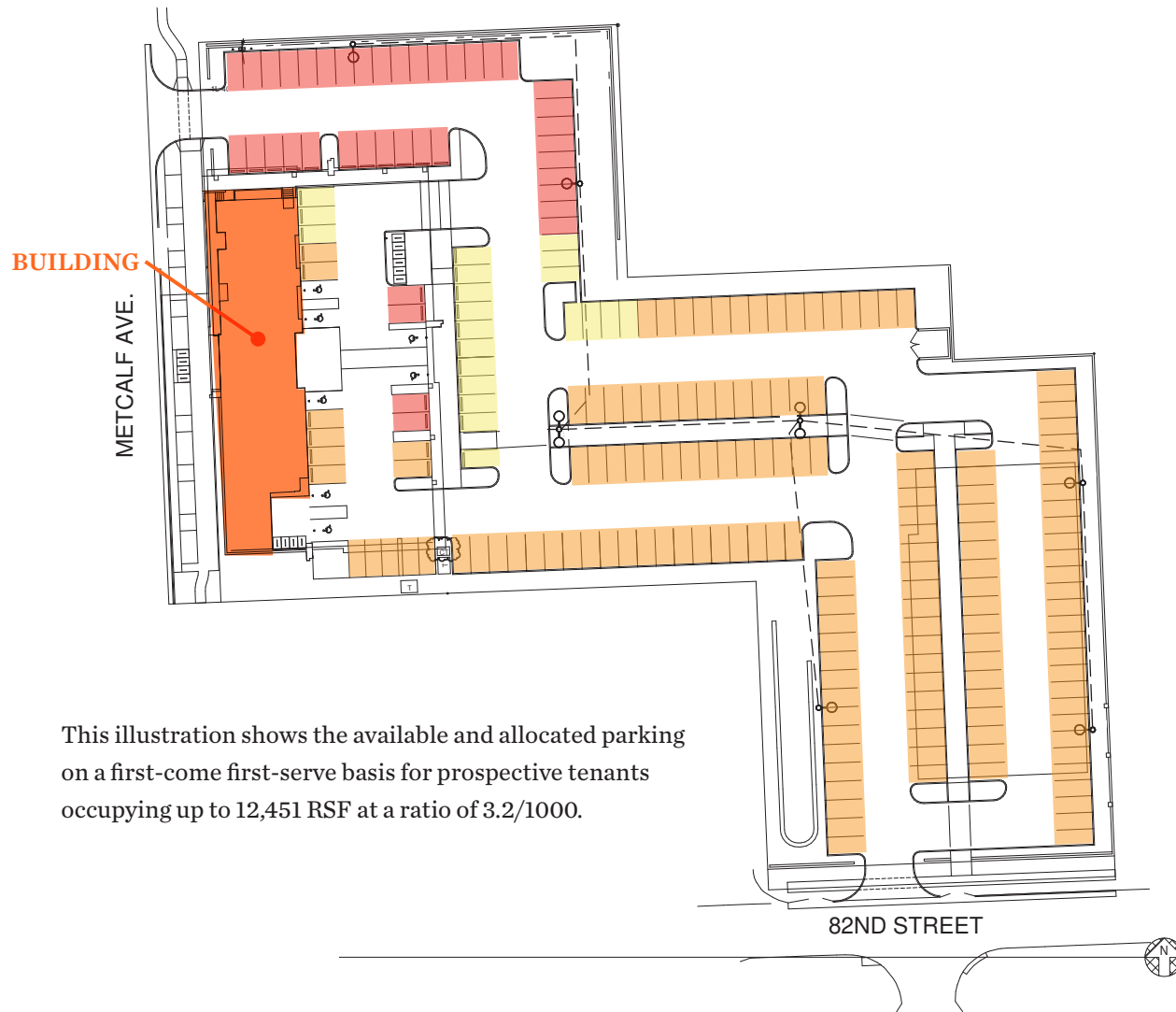
Suite 201
3,747 SF

Suite 202
2,000 - 8,704 SF (Divisible)

PHOTOS



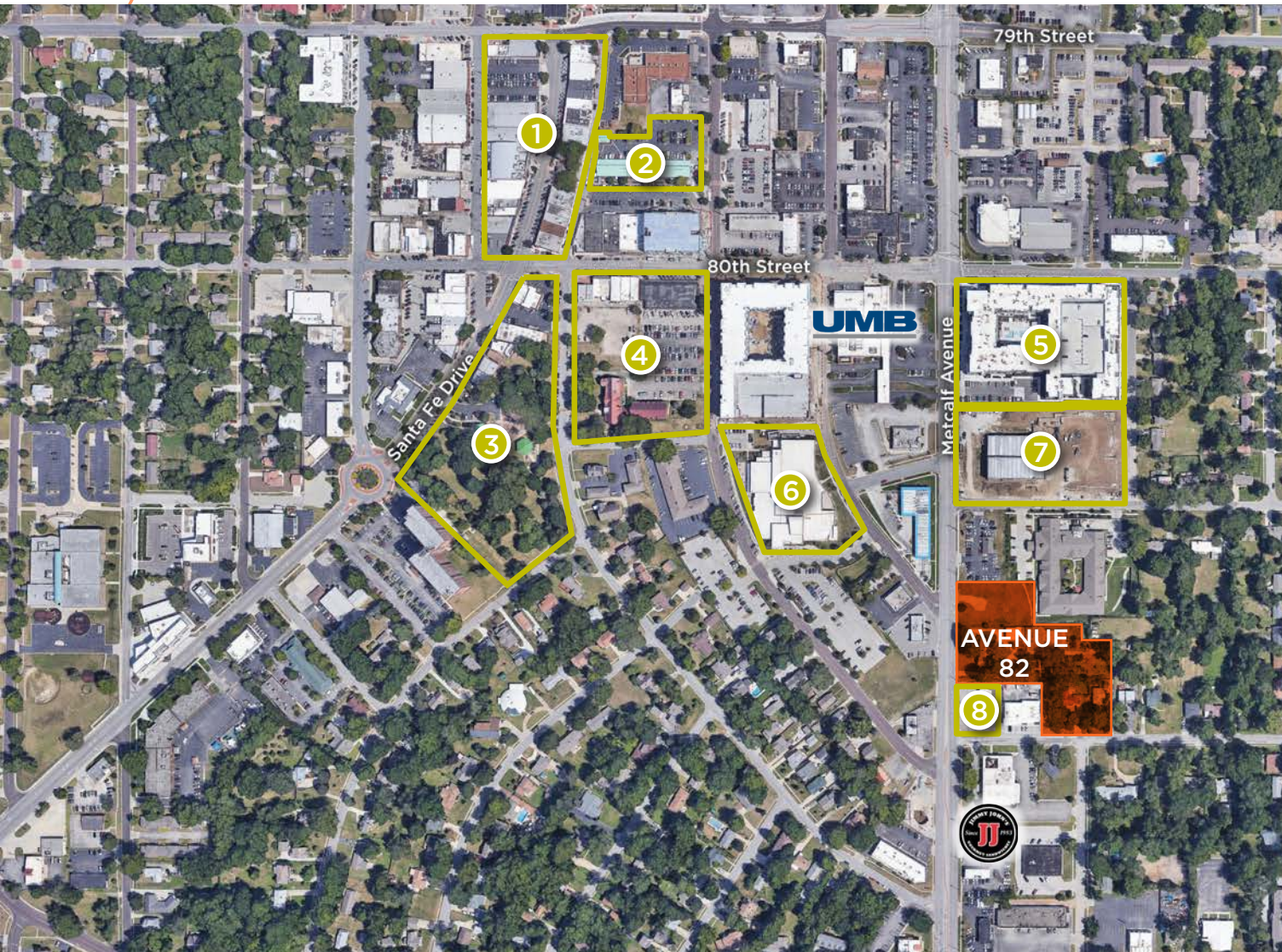
PARKING



Key Legend

	BRR Architecture
	- Surface: 143 Stalls
	- Covered: 13 Stalls
	Reach Healthcare
	- Surface: 18 Stalls
	- Covered: 3 Stalls
	Vacant
	- Surface: 36 Stalls
	- Covered: 4 Stalls

AERIAL



- 1 Historic Restaurant Row
- 2 Overland Park Farmer's Market
- 3 Newly Renovated Park
- 4 Edison District Food Hall
- 5 Avenue 80 (mixed use multifamily)
 - Mr. Brew's Taphouse
 - Two Dogs and a Cat Pet Resort
 - Luxury Nail Salon
- 6 Matt Ross Community Center
- 7 Avenue 81 (mixed use senior living)
 - Includes Future Retail
- 8 Future PT's Coffee
 - Proposed PT's Coffee Redevelopment

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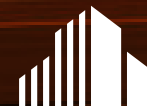
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