

Avenue 80

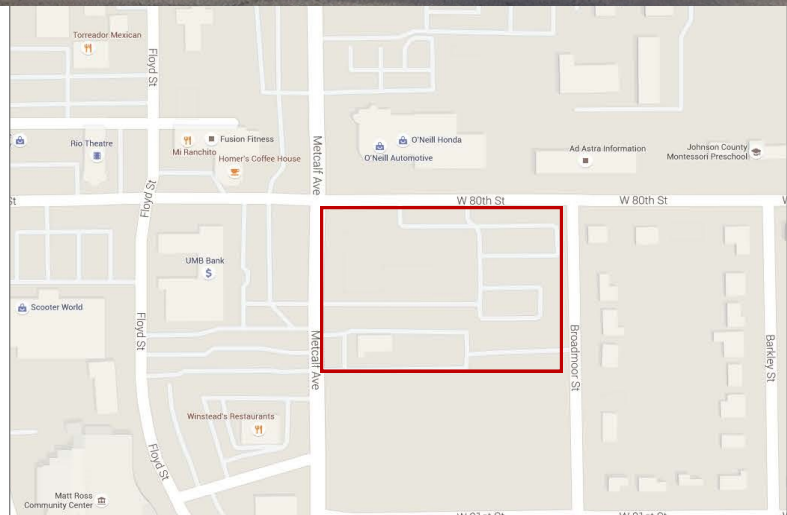
Offices for Lease

80th & Metcalf, Overland Park, Kansas



Project Information:

- Kansas City's newest mixed-use project.
- Office, retail and apartments.
- Southeast corner - 80th & Metcalf.
- Office space for lease: 7,080 square feet on 3 floors.
- Contiguous floors of 2,360 SF.
- Adjacent to Downtown Overland Park retail and restaurants.
- 5th floor club house available to tenants.
- 4 per 1,000 RSF parking in covered, secured attached garage.



W A T E R F O R D

PROPERTY COMPANY, LLC

Avenue 80

Site Map | 80th & Metcalf, Overland Park, Kansas



WATERFORD
PROPERTY COMPANY LLC

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Lauren Cattnach

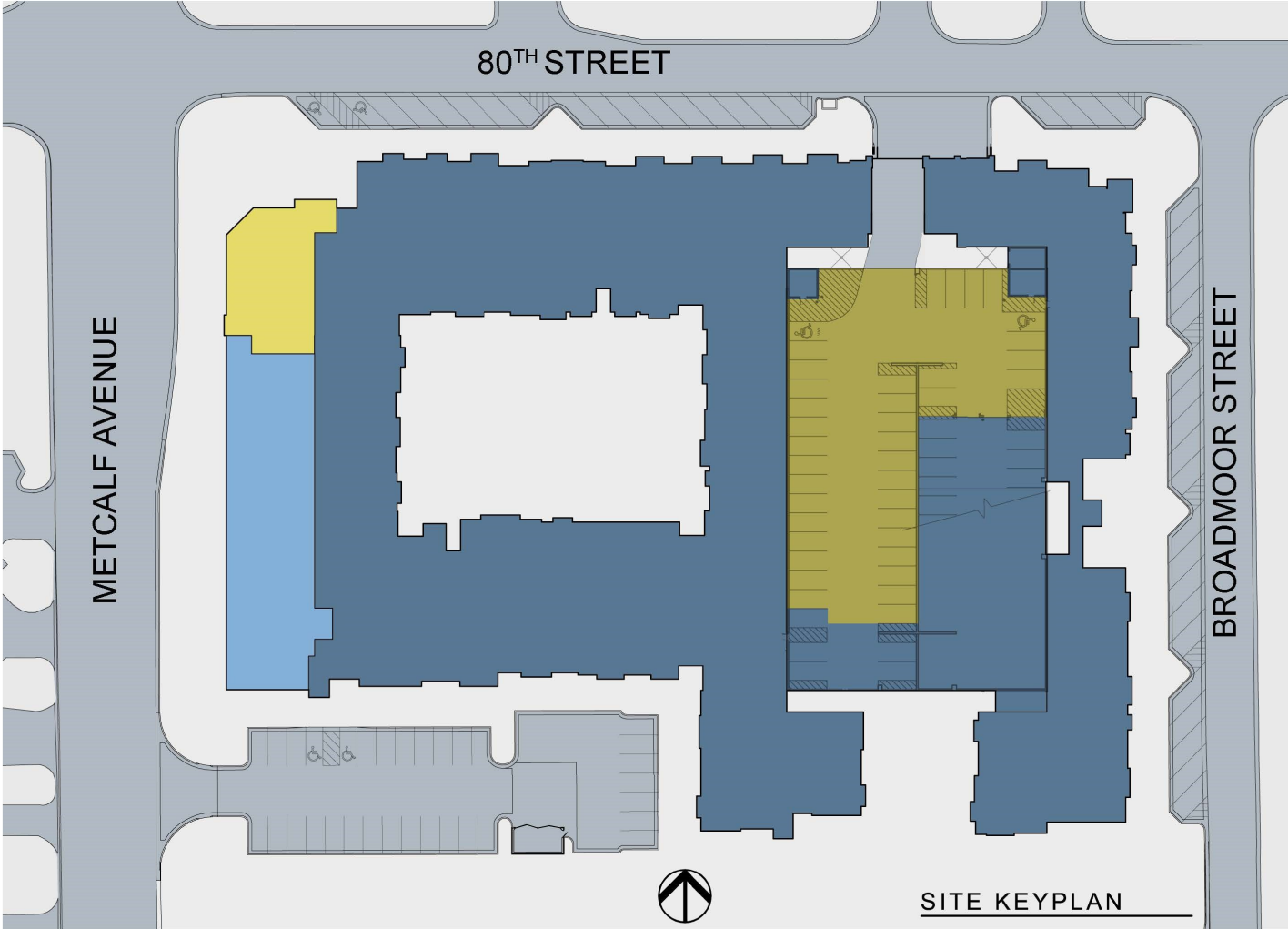
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Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

Avenue 80

Site Map | 80th & Metcalf, Overland Park, Kansas



OFFICE



OFFICE PARKING



RETAIL



RESIDENTIAL - RESIDENTIAL PARKING

PARKING-

-38 SPACES DESIGNATED FOR OFFICE USE
IN PARKING GARAGE

-41 SPACES SURFACE PARKING ON
80TH STREET AND BROADMOOR STREET

-28 SPACES SURFACE PARKING IN LOT TO
SOUTHWEST OF RETAIL/RESIDENTIAL



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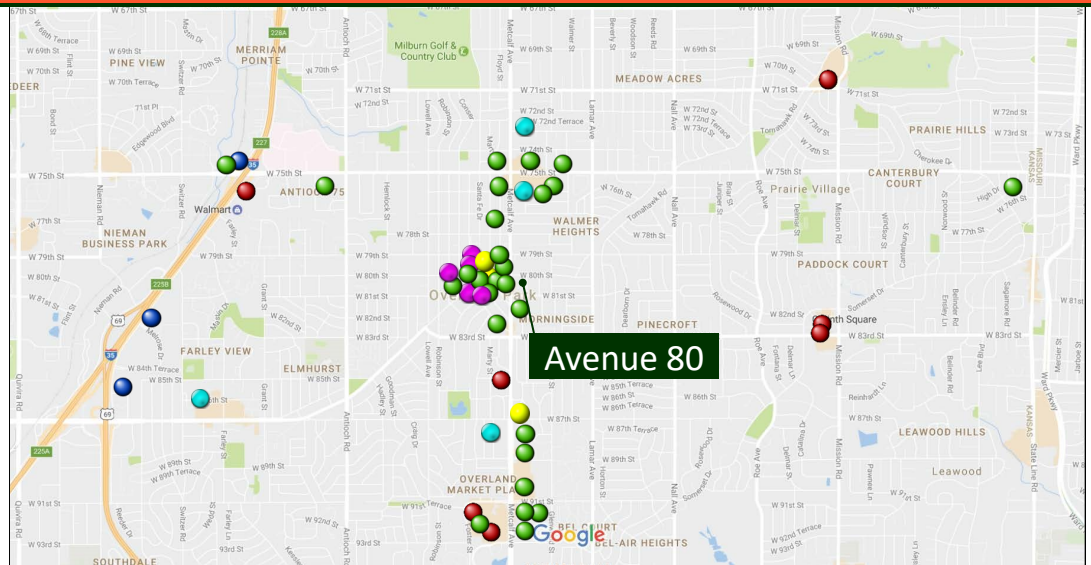
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Area Map and Amenities

Amenities near Avenue 80

Restaurants ●

- Berbiglia's Roost
- 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

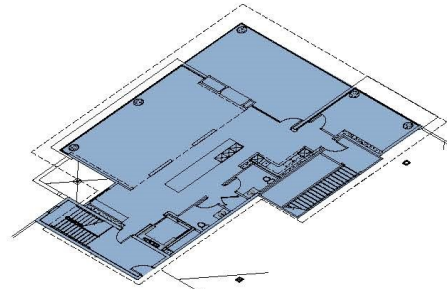
Other ●

- 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

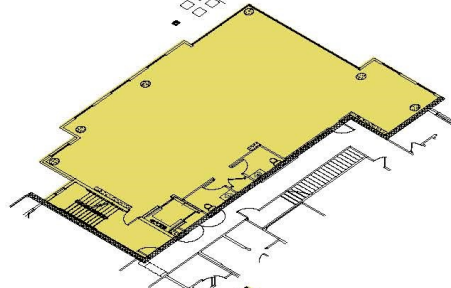
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Stacking Plan | 80th & Metcalf, Overland Park, Kansas

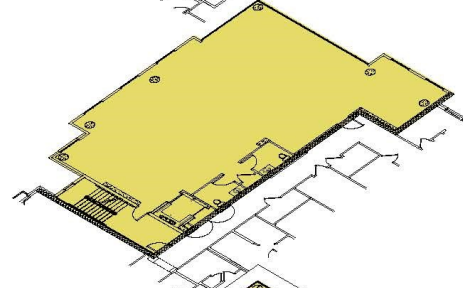
5TH FLOOR RESIDENT'S CLUBROOM



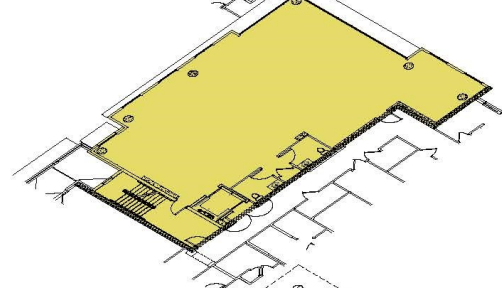
4TH FLOOR- 2,360 LEASABLE S.F.



3RD FLOOR- 2,360 LEASABLE S.F.

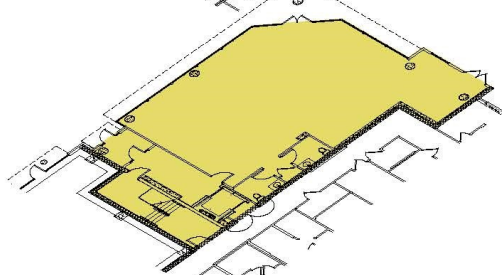


2ND FLOOR- 2,360 LEASABLE S.F.



1ST FLOOR- 1,968 LEASABLE S.F.

Leased



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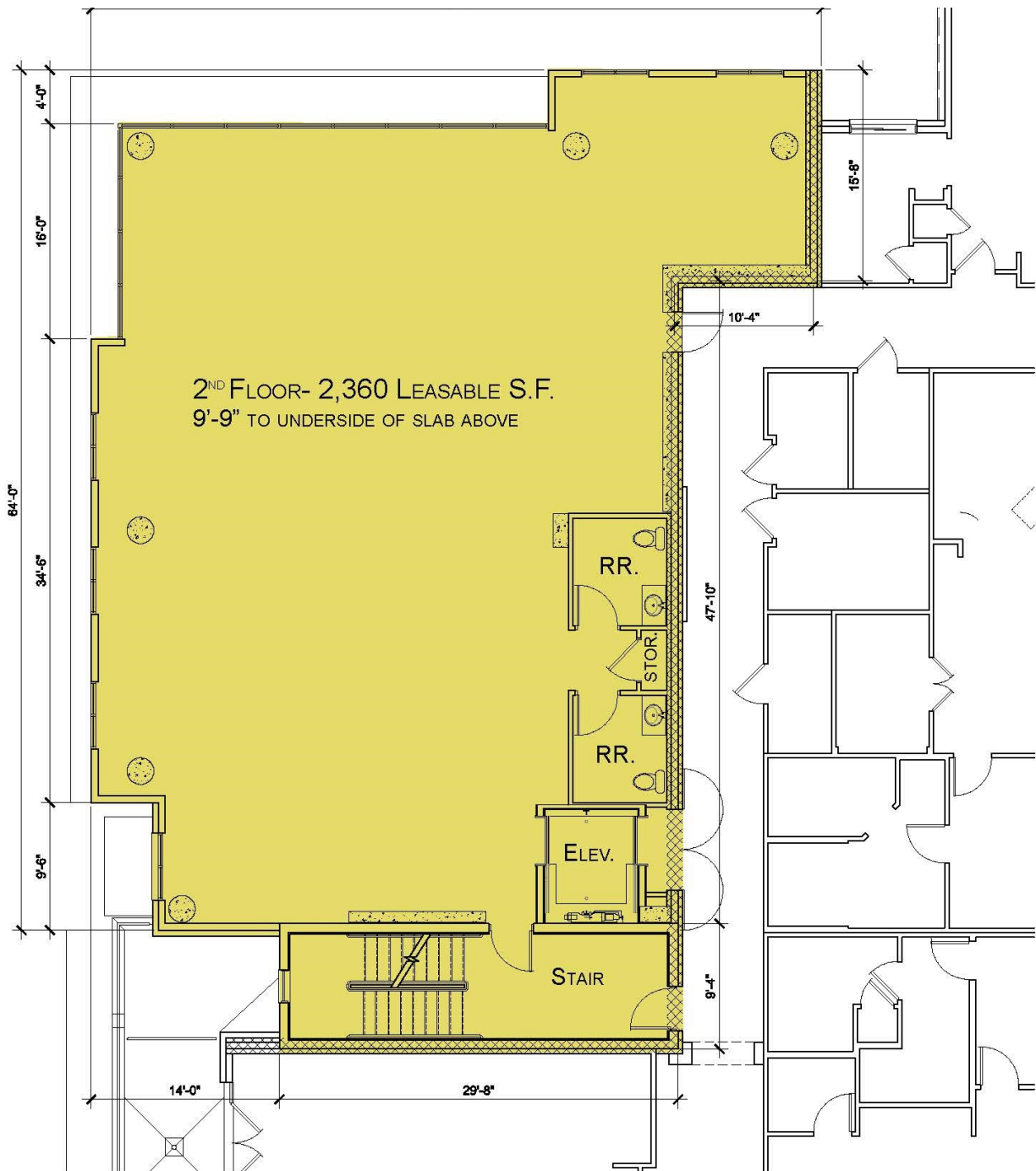
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2nd Floor Plan | 80th & Metcalf, Overland Park, Kansas



2ND FLOOR



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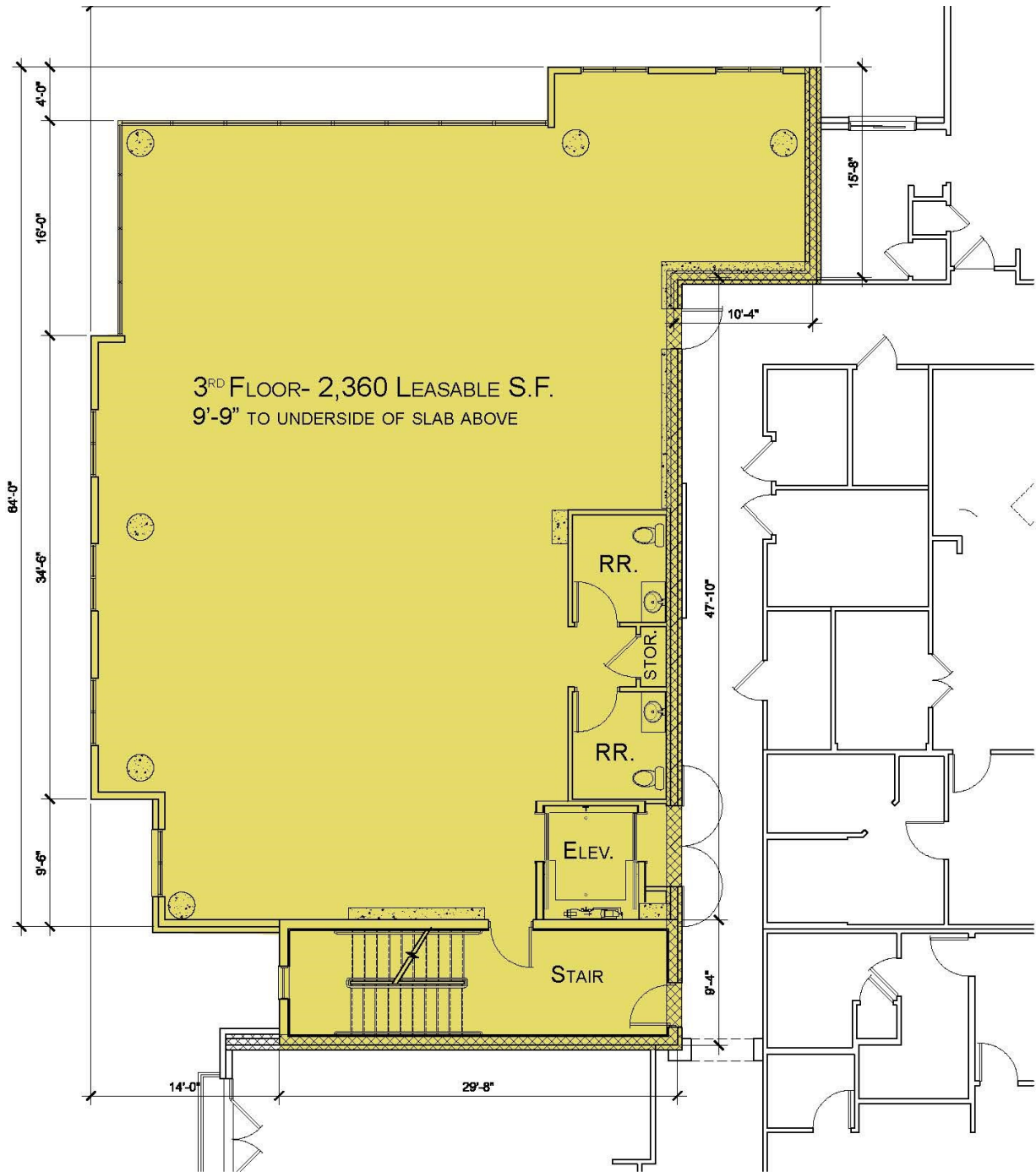
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3rd Floor Plan | 80th & Metcalf, Overland Park, Kansas



3RD FLOOR



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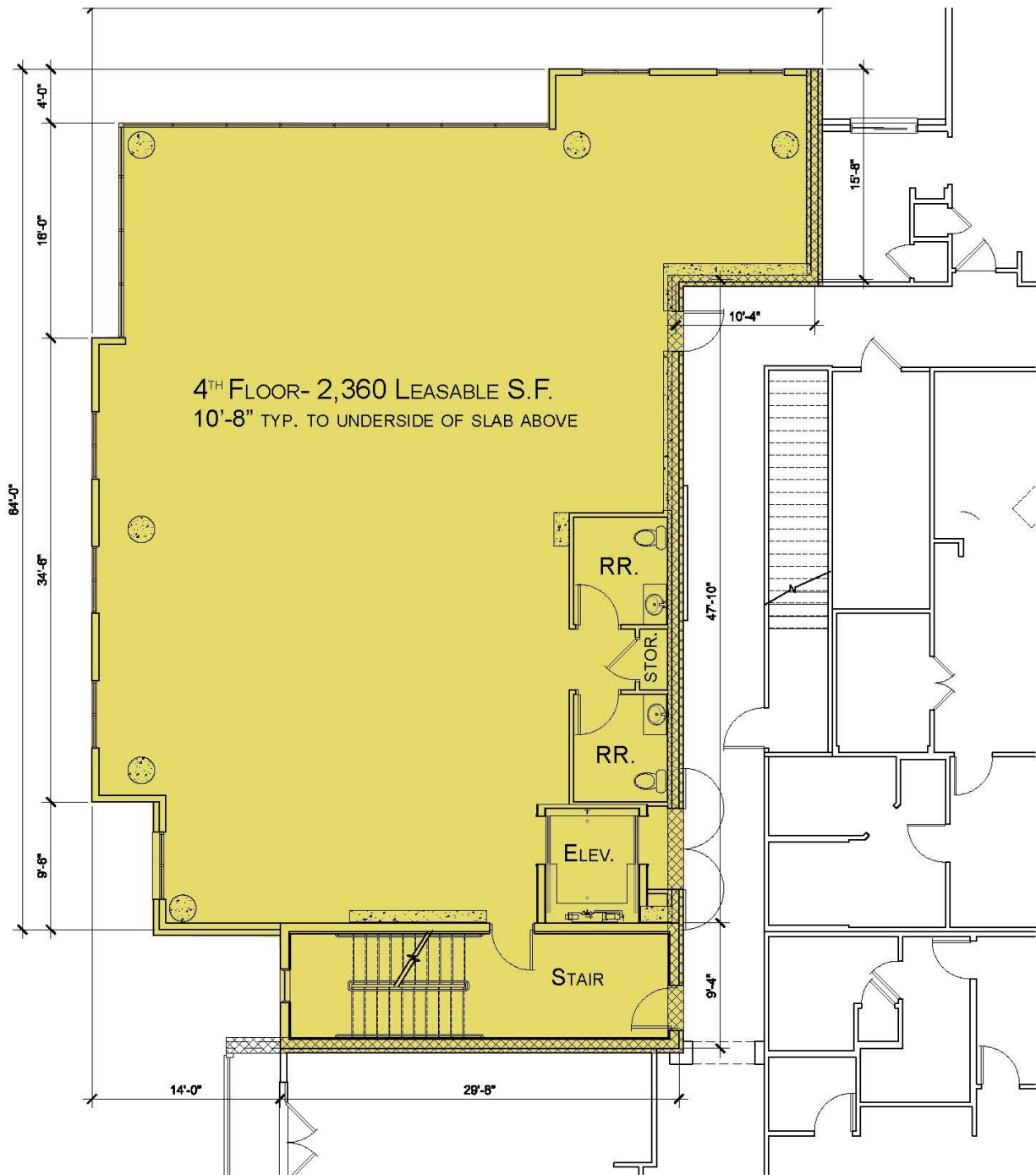
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4th Floor Plan | 80th & Metcalf, Overland Park, Kansas



4TH FLOOR



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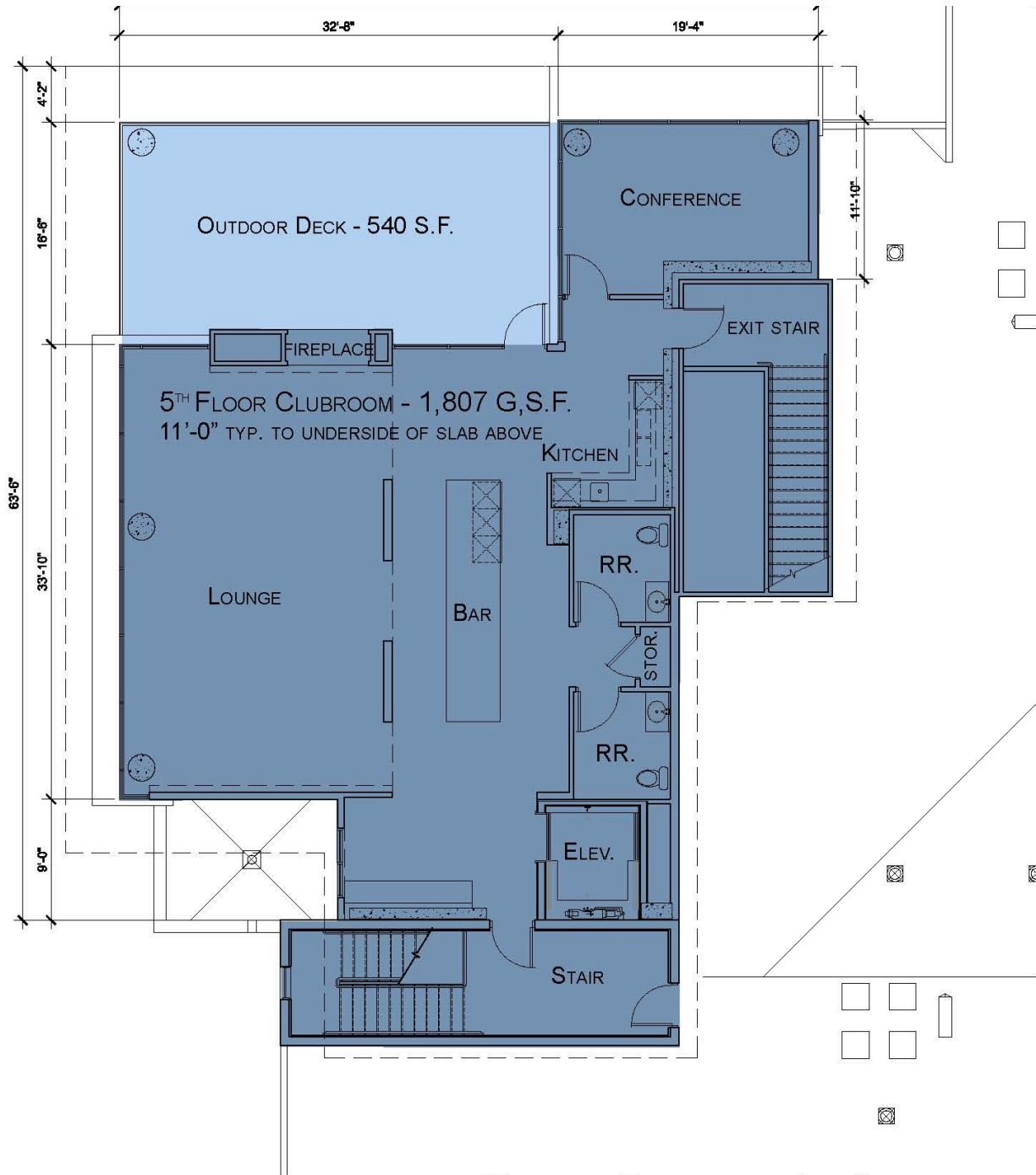
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Sky Lounge | 80th & Metcalf, Overland Park, Kansas



5TH FLOOR RESIDENT'S CLUBROOM



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