## OFFICE SPACE AVAILABLE PRAIRIE VILLAGE, KS

LANE4

7301 MISSION RD • OFFICE CENTER



SPENCER STEWART

816.268.9103 / sstewart@lane4group.com



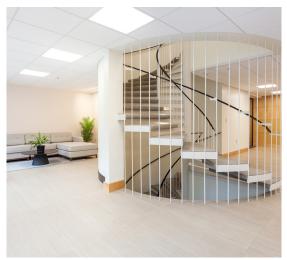






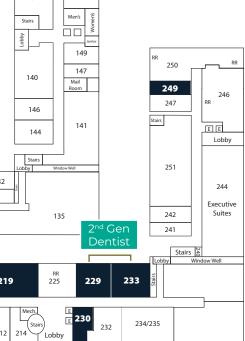
- Flexible suite sizes available: 451-1,990 SF for lease
- Executive Suites range in size from 87-203 SF
- Strong medical co-tenancy with ~60% of building occupied by medical users
- Ideal location on Mission Road between The Village Shops and Corinth Square Shopping Center
- Interior/exterior updates and renovations recently completed
- Walking distance to nearby shops, restaurants, and services

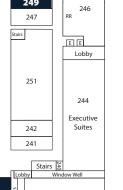












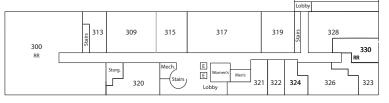


100

| 2            | 203 | Stairs 200 | 219         | RR<br>225 | 229 | 233 sire | y Window Well |
|--------------|-----|------------|-------------|-----------|-----|----------|---------------|
| RR<br>215    | RR  | RR<br>206  | 212 214 Sta | Lobby     | 230 | 234/235  |               |
| SECOND FLOOD |     |            |             |           |     |          |               |

158 154

SECOND FLOOR

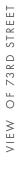


THIRD FLOOR

|   | Suite | SF    |
|---|-------|-------|
| • | 200   | 573   |
| • | 219   | 1,417 |
| • | 229   | 924   |
|   | 230   | 485   |
| • | 233   | 763   |
|   | 249   | 451   |

Combine up to 1,990 SF

Combine up to 1,687 SF - 2nd gen dentist space



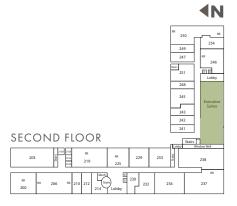




## **EXECUTIVE SUITE OPTIONS**

- \$450 \$800 per month (internet included)
- Common-use conference room, coffee bar and lounge area available
- · Open concept lobby with floor to ceiling windows
- · Interior way finding and tenant signage
- Usable outdoor spaces; bike and pedestrian friendly exterior layout

| Suite | SF  |
|-------|-----|
| С     | 113 |
| Ν     | 102 |







Available Leased



## PRAIRIE VILLAGE SUBMARKET

