



OVERLAND PARK OFFICE SPACE FOR SALE OR LEASE

4370 W 109TH ST • OVERLAND PARK, KS

MIKE LEVITAN

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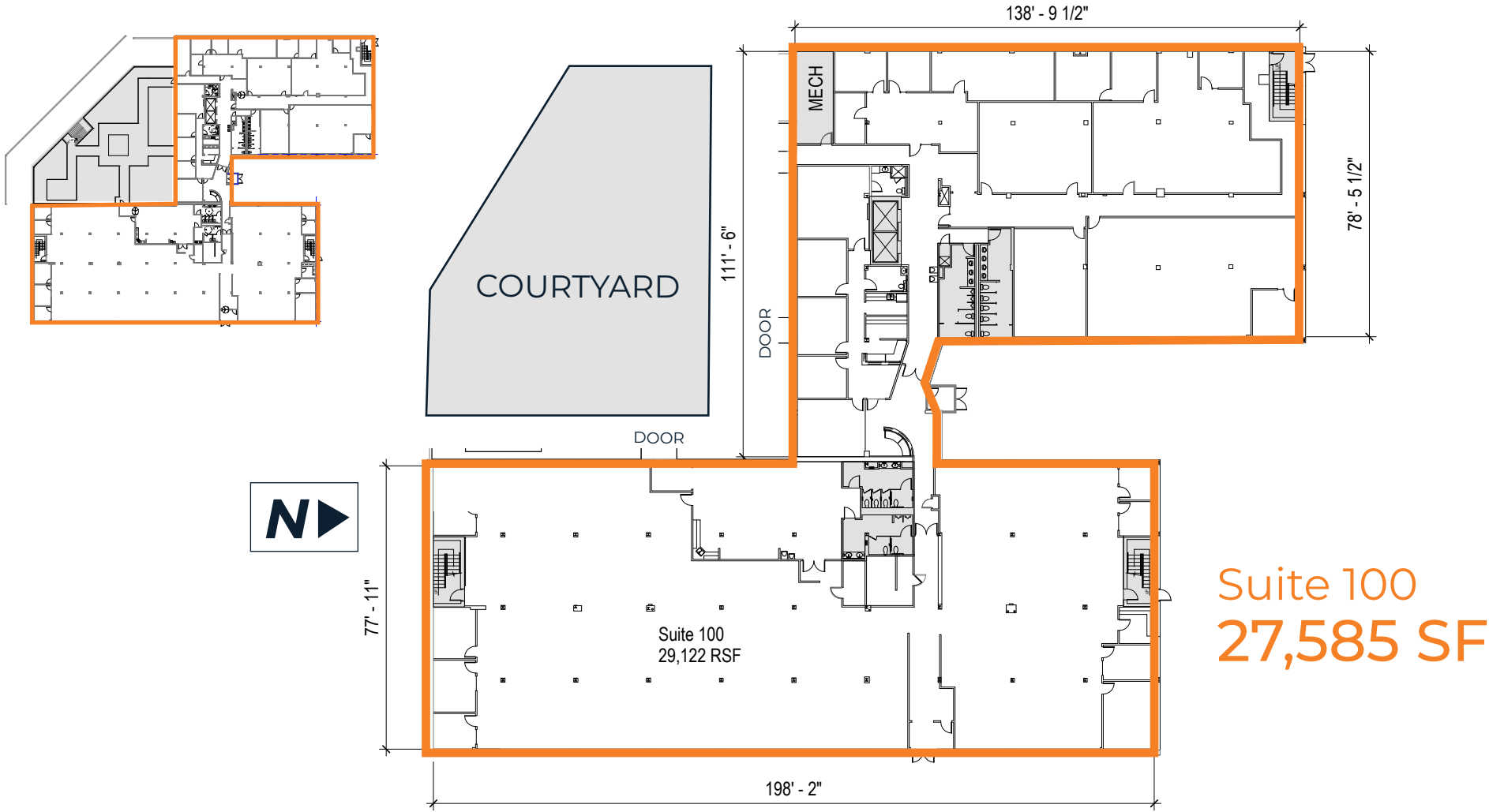
RE-IMAGINING
THE
COURTYARD



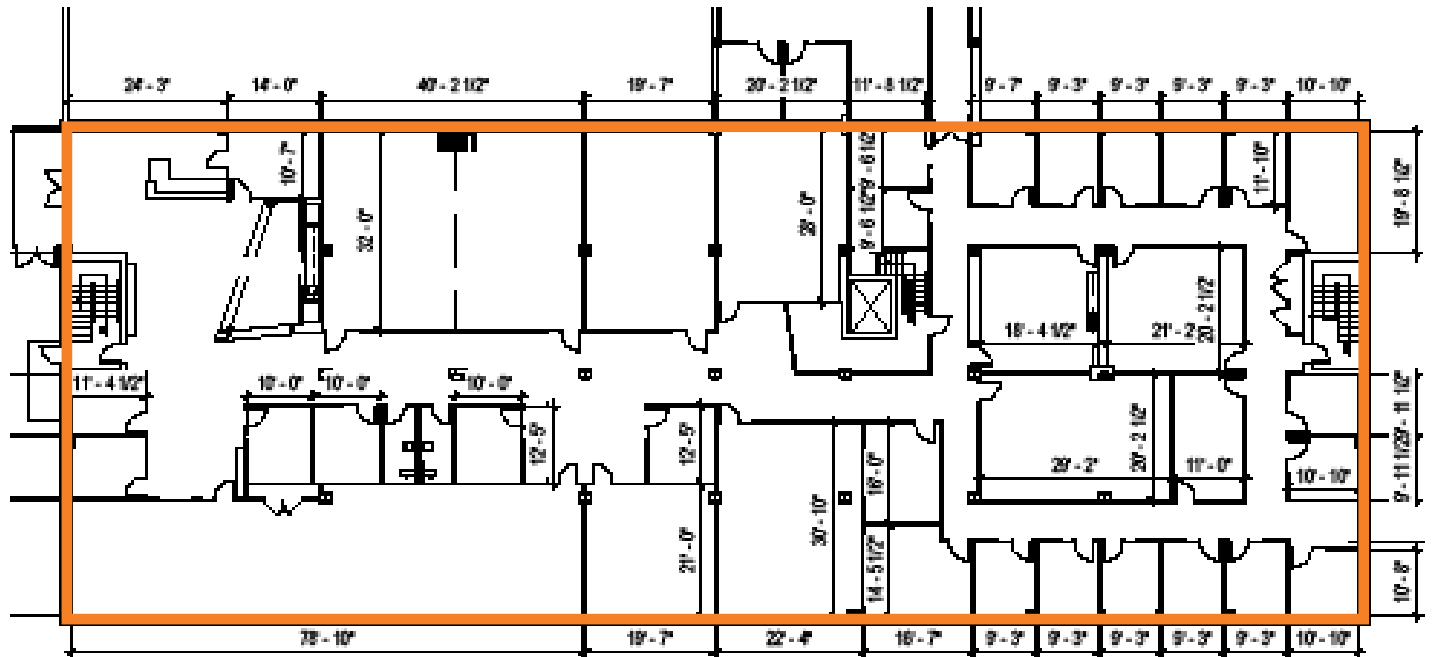
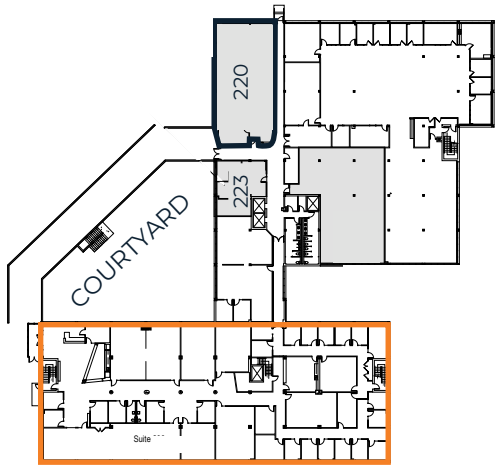
BUILDING FACTS

- Net Rentable SF: 86,253
- Built: 1979
- Parcel size: 6.25 acres
- Floors: 3
- Zoning: CP-O
- For Lease: \$22.50 PSF
- Sale Price: \$12,450,000
- Incredible I-435 visibility with over 149,000 CPD
- Entrances at grade level on all floors
- Parking ratio: 5.15:1000 SF

FLOOR PLAN



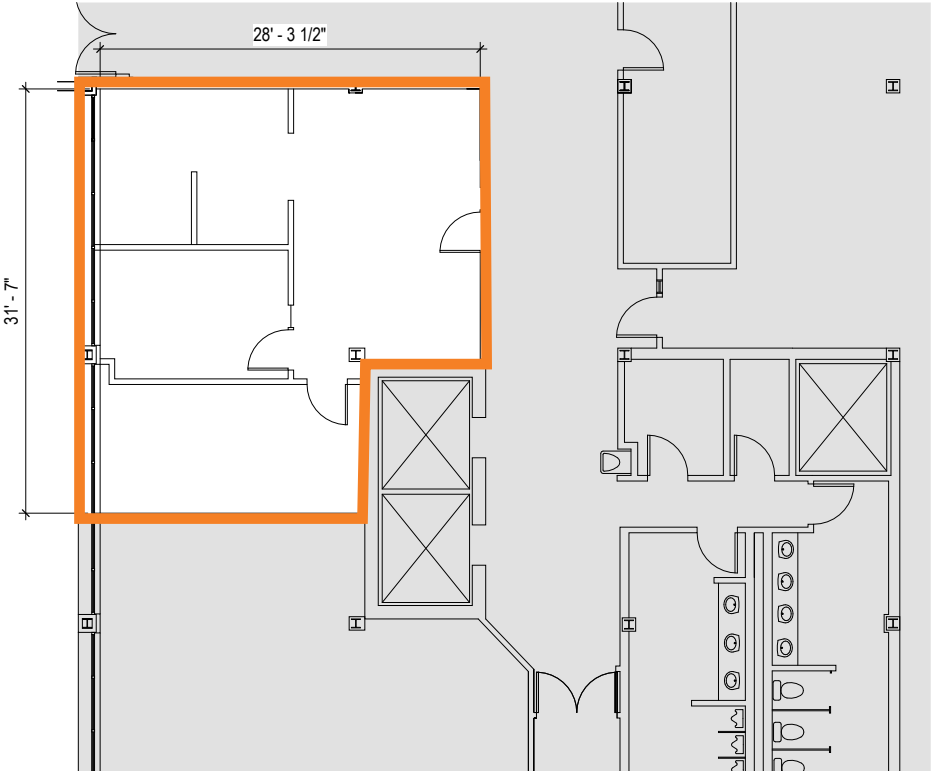
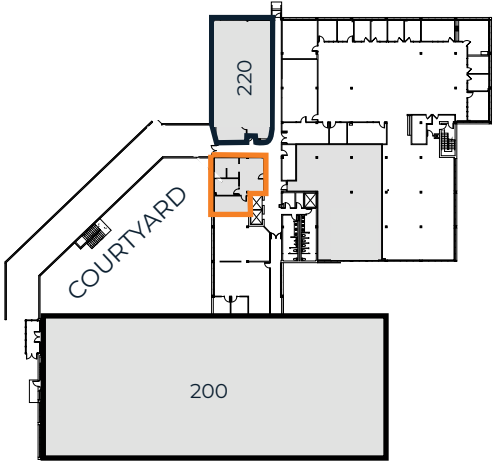
FLOOR PLAN



Suite 200
18,075 SF

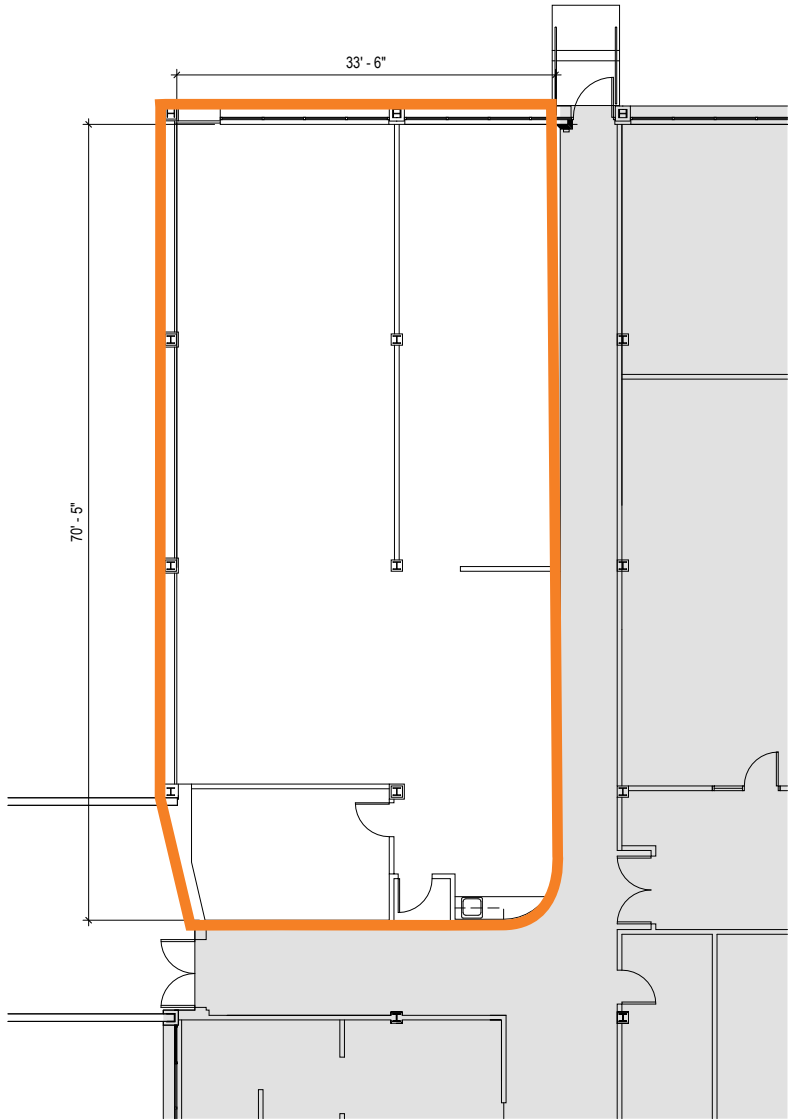
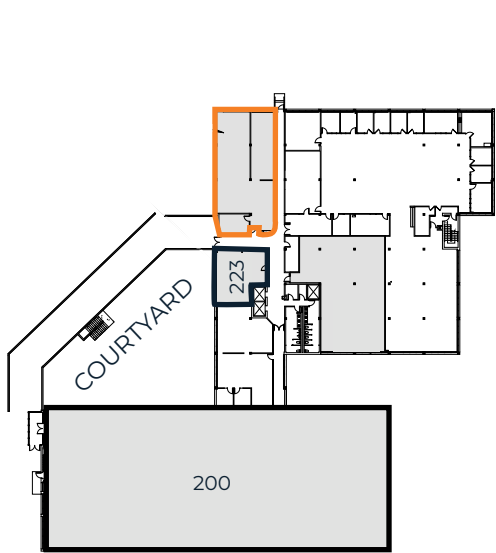
**available 11/1/24*

FLOOR PLAN



Suite 203
902 SF

FLOOR PLAN



Suite 220
2,634 SF

