

40,542 SF FOR SALE OR  
18,465 SF FOR LEASE

LANE4

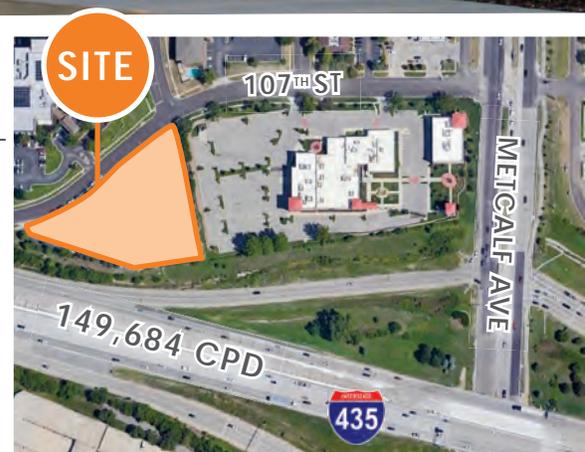
SUNLIGHTEN BUILDING



7373 W 107<sup>TH</sup> ST / OVERLAND PARK, KS

FOR SALE/LEASE:

- 40,542 SF building with incredible visibility; immediate brand recognition
- 16,729 SF will be available for an owner/user or tenant on the second floor, plus 1,736 SF on the first floor
- Fitness facility and large kitchen/break room on second floor
- Impressive signage visibility with 149,684 cars per day on I-435
- First floor occupied by Integrity Gymnastics and Sunlighten Day Spa



VIEW DRONE VIDEO

VIEW SUNLIGHTEN  
WALKTHROUGH

VIEW INTEGRITY  
WALKTHROUGH

4705 Central Street | Kansas City, MO 64112  
816.960.1444 | lane4group.com



For more information, contact:

MIKE LEVITAN / 816.268.9109  
mlevitan@lane4group.com

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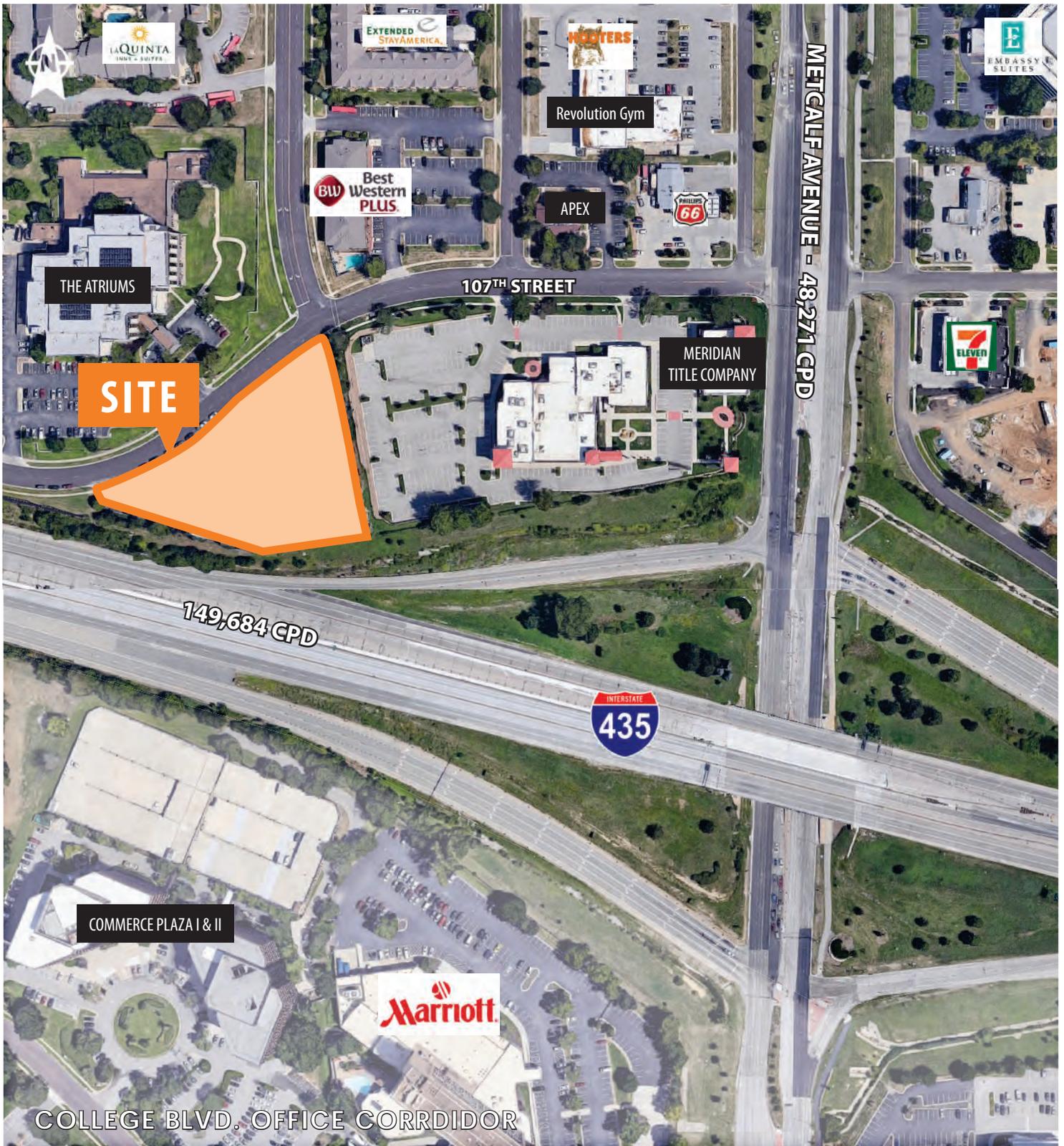
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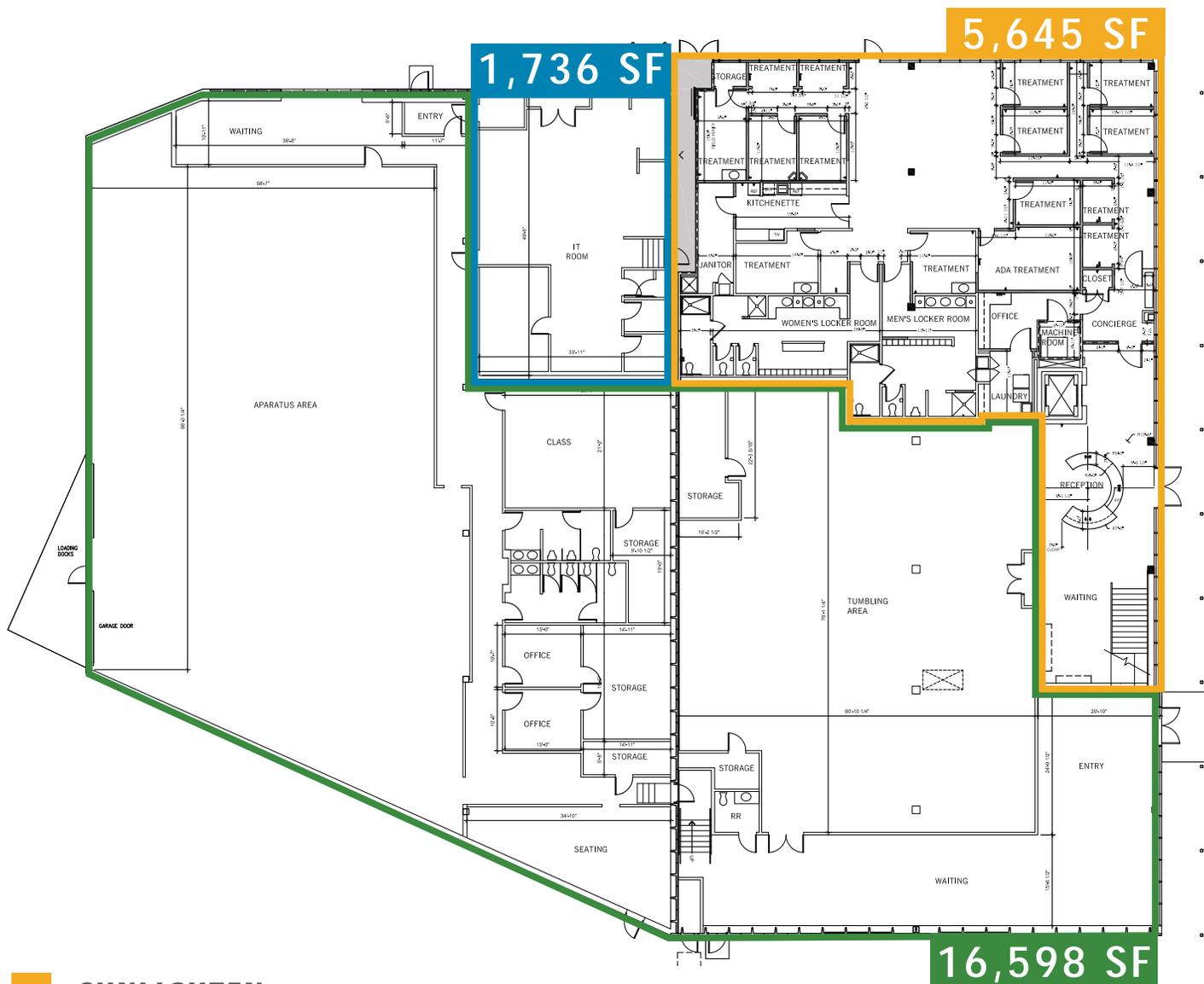
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# FLOOR PLAN

## FIRST FLOOR | 23,979 SF



- **SUNLIGHTEN**
- **IT ROOM (Available for Lease)**
- **INTEGRITY GYMNASTICS**

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## FACT SHEET: SUNLIGHTEN BUILDING

<b>ADDRESS:</b>	7373 West 107 <sup>th</sup> Street Overland Park, KS / 66210
<b>PRICE:</b>	\$6,900,000
<b>SITE:</b>	1.81 acres
<b>ZONING:</b>	CP-2
<b>YEAR BUILT:</b>	1973
<b>YEAR RENOVATED:</b>	2014; continually updated since
<b>PARKING:</b>	86 Stalls
<b>STRUCTURAL CHARACTERISTICS:</b>	Walls: Concrete Frame: Precast Concrete
<b>TECHNOLOGY:</b>	AT&T, Spectrum, and Google Fiber
<b>ELEVATOR:</b>	Kone Hydro1
<b>WAREHOUSE:</b>	1 dock high door
<b>ROOF:</b>	Installed in 2007; warranty through June 2027
<b>CLEAR HEIGHT:</b>	17' in the gym area 11' on the second floor
<b>HVAC:</b>	17 units total; install dates ranging from 1997-2017
<b>GENERATOR:</b>	Make: Kohler Model: KSS-CTA-0400S Year Installed: January 2007 Power Output: Amps 400 Volts 200



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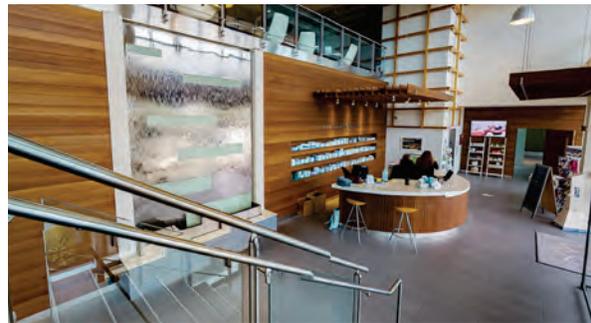
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## ABOUT SUNLIGHTEN DAY SPA:

Owners Aaron and Connie Zack have always wanted to make a difference in people's lives. They had a vision of creating a business that would help people achieve their wellness goals, develop healthy lifestyles, and maintain vitality for the long-term.

Sunlighten Day Spa is focused on services that promote natural healing. Just a few offerings include, infrared sauna memberships, deep tissue massage, organic facials and body contouring.



“ We opened Sunlighten Day Spa in February 2008 with the vision of providing a retreat for Kansas Citians to experience Sunlighten infrared treatments, which was already available in upscale spas, hotels and wellness centers all over the world.

- The Zacks

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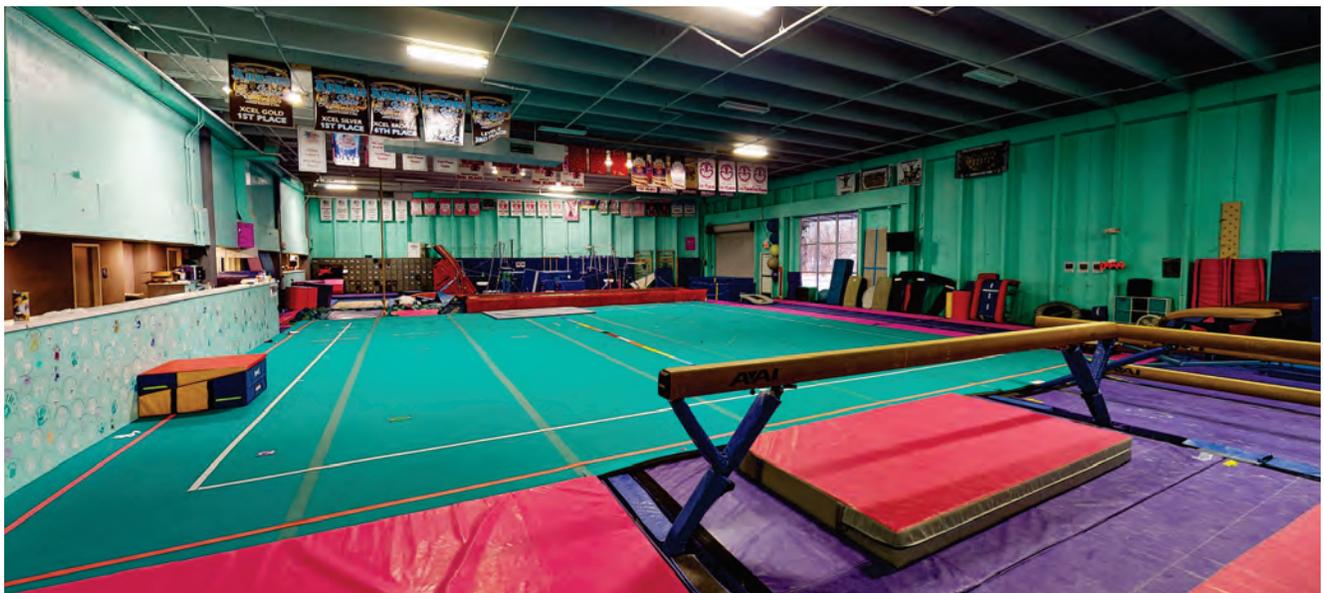
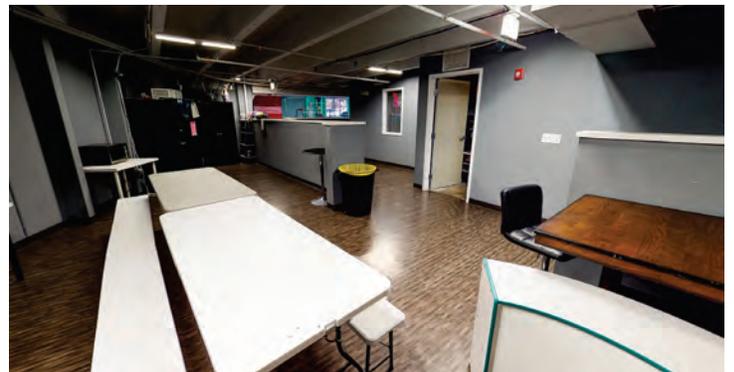


## ABOUT INTEGRITY GYMNASTICS:

Led by highly skilled, industry veteran coaches, Integrity Gymnastics offers classes for all skillsets and interests ranging from toddler to competitive, to cheer and tumbling.

Their mission is to develop future champions in life and sport while providing an environment of personal growth, confidence, and integrity.

Their two level gym is equipped with high-end equipment, a parent lounge, full-sized indoor playground, and spacious open gym.



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METCALF RENAISSANCE:



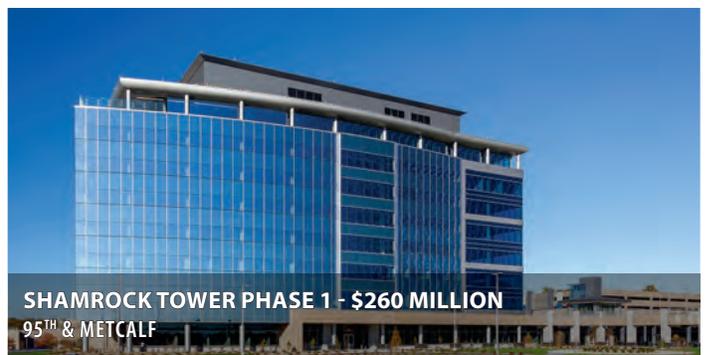
REGENCY PARK - \$30 MILLION  
93<sup>RD</sup> & METCALF



STAYBRIDGE SUITES - \$20 MILLION  
I-435 & METCALF



95 METCALF - \$80 MILLION  
95<sup>TH</sup> & METCALF



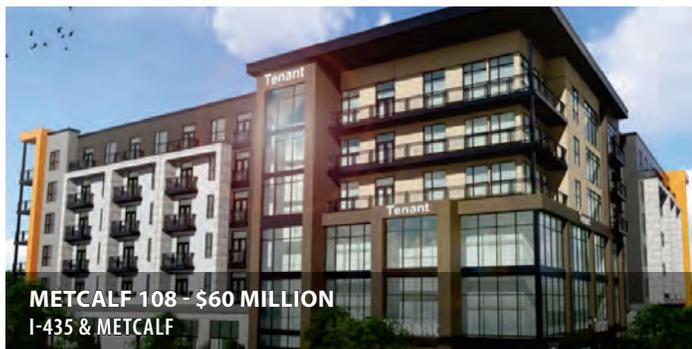
SHAMROCK TOWER PHASE 1 - \$260 MILLION  
95<sup>TH</sup> & METCALF



THE PROMONTORY - \$97.5 MILLION  
87<sup>TH</sup> & METCALF



JOHNSON COUNTY ARTS & HERITAGE CENTER - \$22 MILLION  
87<sup>TH</sup> & METCALF



METCALF 108 - \$60 MILLION  
I-435 & METCALF



SERV - ENTERTAINMENT CONCEPT - \$97.5 MILLION  
87<sup>TH</sup> & METCALF

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### METCALF RENAISSANCE:

The image is an aerial map of the Metcalf Renaissance area in Overland Park, Kansas. A white outline highlights the project area, and an orange arrow points to the 'SITE' at the intersection of Metcalf Avenue and 103rd Street. The map is annotated with several project callouts, each featuring a photo and a caption:

- 79<sup>TH</sup> ST**: DOWNTOWN OVERLAND PARK (Photo of a modern brick building with a courtyard)
- JOHNSON COUNTY ARTS & HERITAGE CENTER** (Photo of a large, modern building with a blue roof)
- PROMONTORY APARTMENTS** (Photo of a multi-story brick apartment building with a curved facade)
- SERV-ENTERTAINMENT CONCEPT** (Architectural rendering of a modern retail/entertainment space)
- REGENCY PARK**: PHOTO OF A STOREFRONT (Photo of a storefront for 'NATURAL GRICERS')
- SHAMROCK CAMPUS EXPANSION** (Photo of a modern blue glass building)
- 95<sup>TH</sup> ST**: PHOTO OF A STOREFRONT (Photo of a storefront for 'LOWE'S')
- 95 METCALF SOUTH** (Photo of a modern building with a glass facade)
- 103<sup>RD</sup> ST**: METCALF 108 (Photo of a modern multi-story building)
- 103<sup>RD</sup> ST**: STAYBRIDGE SUITES (Photo of a modern multi-story hotel building)

Other labels on the map include 'SANTA FE DR', 'METCALF AVENUE', and '435' (Interstate 435). A north arrow is located in the top left corner.

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