Office/Retail Space for Lease

Downtown Overland Park

3,214 SF

8006 FOSTER ST | OVERLAND PARK, KS



ADAM ABRAMS, CCIM
816.268.7565 | aabrams@lane4group.com

SPENCER STEWART
816.268.9103 | sstewart@lane4group.com

LANE4

Property Highlights

- 3,214 SF
- Exposed brick walls and concrete floors
- Suite includes 8 rooms with water, 2 showers, and 2 restrooms
- Lease rate: $18.00 SF NNN
  - Net charges are $4.12 SF
- 2 parking spaces at the back of the building
- Highly walkable area in Downtown Overland Park with over 100,000 SF of office space nearby as well as a vibrant retail and dining scene

Demographics	1 MI.	3 MI.	5 MI.
Population	12,543	107,849	269,642
Avg. HH Income	$106,054	$127,398	$138,992
# of Businesses	619	5,279	15,295
# of Employees	7,037	66,030	193,543

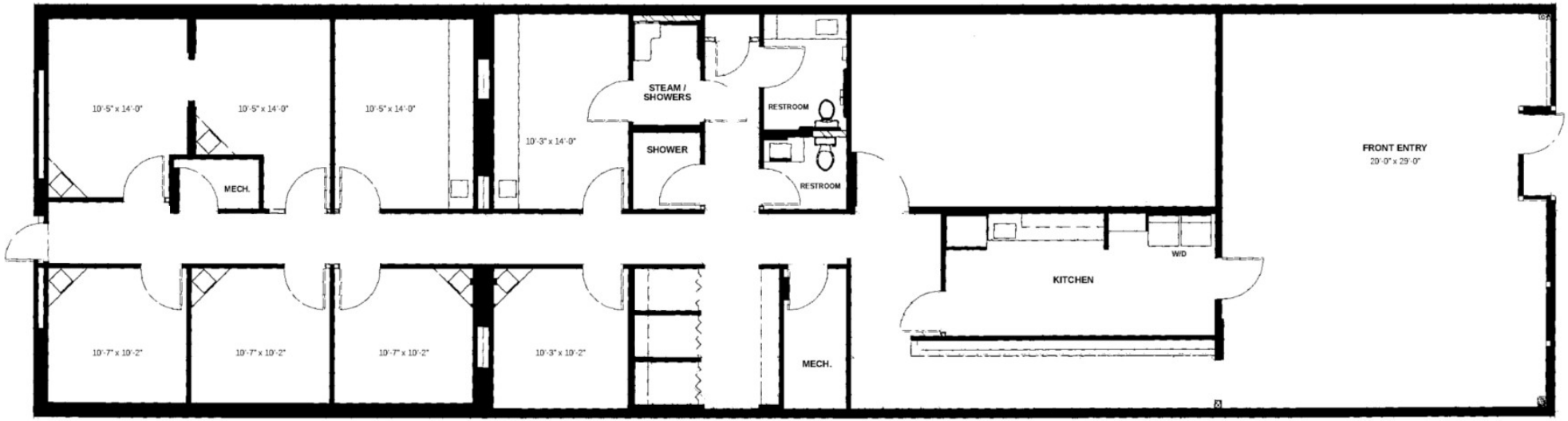


FREE PUBLIC PARKING MAP



Floor Plan

VIEW SPACE



Downtown Overland Park

Food & Drink

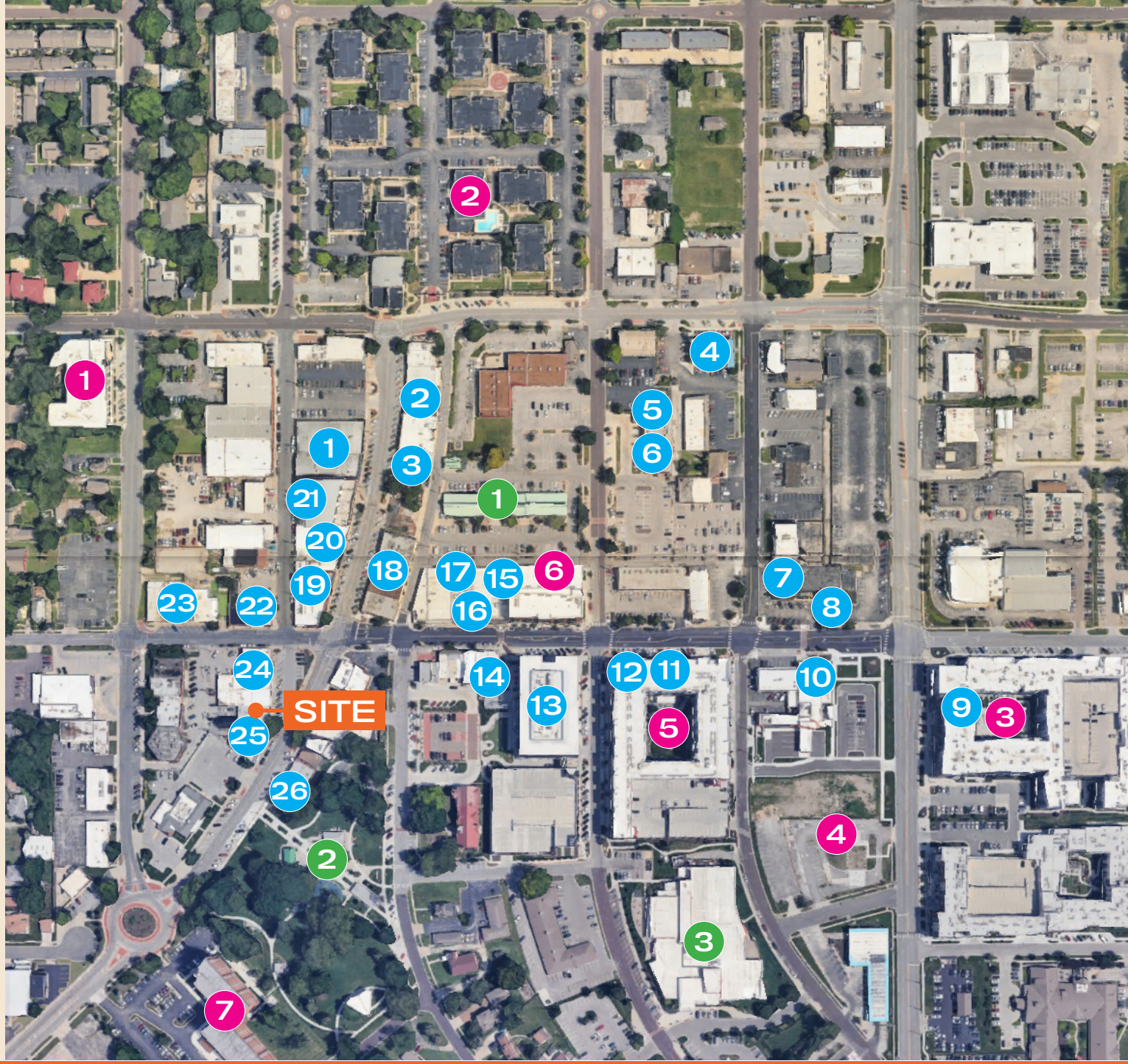
1. Culinary Center
2. Kate Smith Soiree
3. Lulu's Thai Noodle Shop
4. Maloney's Sports Bar
5. Brew Lab
6. Viona's Italian Bistro
7. Mi Ranchito
8. Homer's Coffee House
9. AR's Breakfast & Lunch
10. Atomic Cowboy
11. Vintage '78 Wine Bar
12. Parisi Coffee
13. Strang Food Hall
14. Flying Cow Gelato
15. Lemongrass Thai Cuisine
16. The Other Place
17. The Red Room
18. The Upper Crust
19. The Peanut
20. Buffalo State Pizza Co.
21. Red Kitchen KC
22. Dragon Inn
23. Tiki Taco
24. Popculture
25. Kiyoshi Omakase
26. Hummus & Pita

Apartment Complexes

1. The InterUrban Lofts
2. Overland Station
3. Avenue 80
4. Canvas *(Coming 2029)*
5. The Vue
6. Market Lofts Apartments
7. Santa Fe Towers

Parks & Rec:

1. Overland Park Farmers' Market
2. Thompson Park
3. Matt Ross Community Center





Now Open:

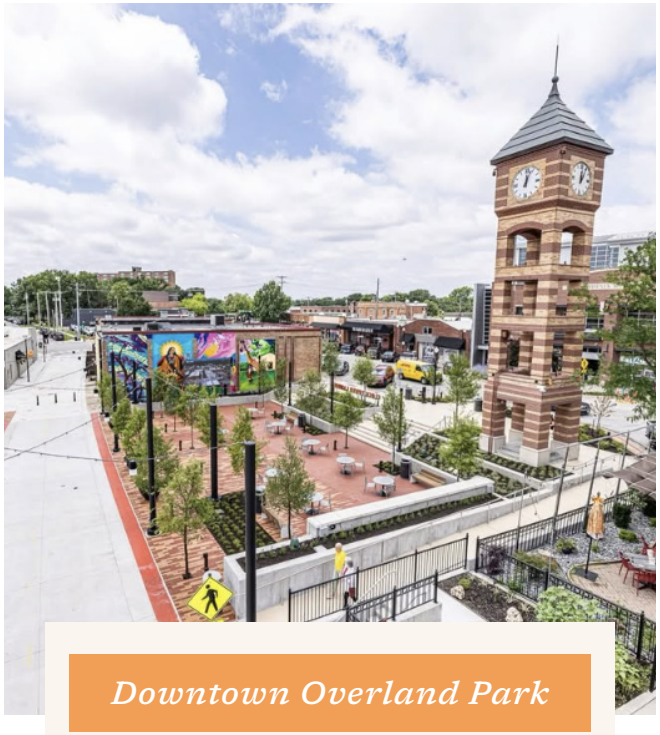
Farmers' Market

- Established over 40 years ago
- 100+ vendors seasonally
- Current development includes:
  - New, permanent location at Clock Tower Landing
  - Covered pavilion and indoor space
  - Expanded seating and events space
  - Year-round usability





Voted #1 Farmers' Market in the U.S. (2022) by American Farmland Trust



Downtown Overland Park

Downtown Overland Park blends historic charm with modern energy, making it one of Johnson County's most vibrant, walkable districts. Established in the early 1900s, it has grown into a hub of locally owned shops, restaurants, and community gathering spaces. Anchored by the nationally recognized Farmers' Market and year-round events like art fairs, festivals, and holiday markets, Downtown Overland Park offers a lively, small-town feel with strong foot traffic and a true sense of place.