

RARE FULL-FLOOR OPPORTUNITY

23,057 SF MOVE-IN READY SPACE

7015 COLLEGE BLVD
OVERLAND PARK, KS



YOUR SIGN HERE

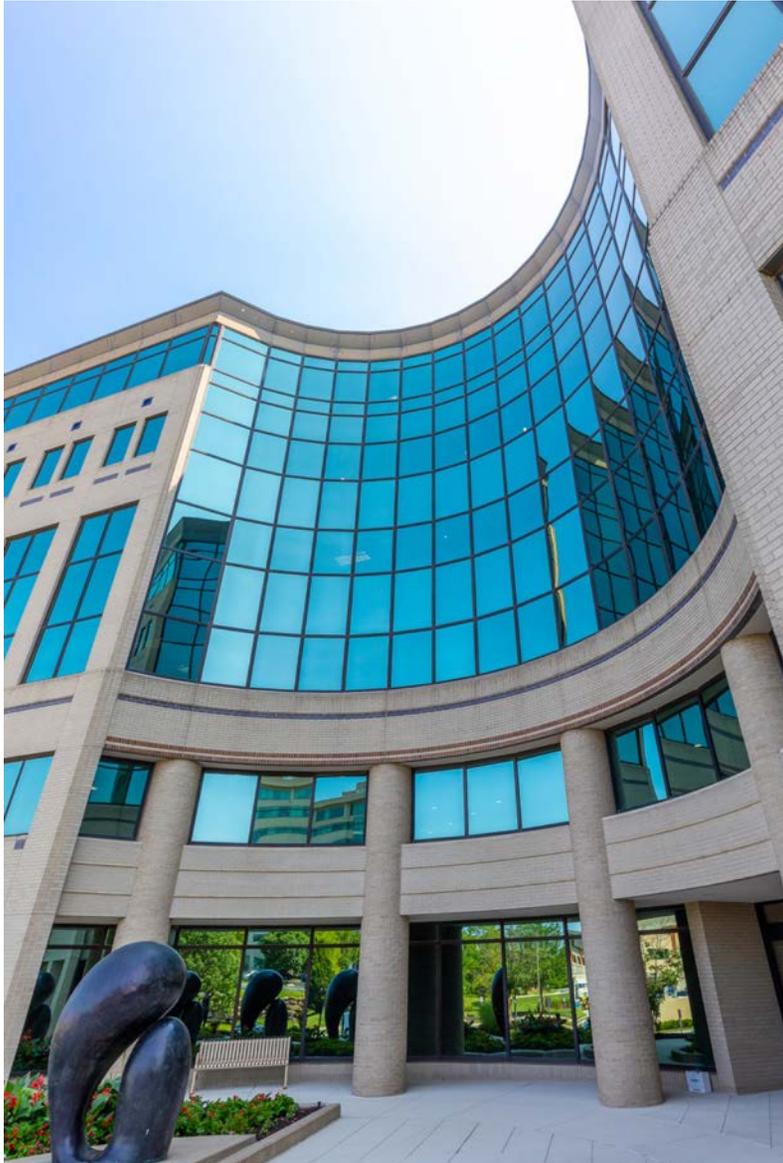
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PARK RENAISSANCE

7015 COLLEGE

AREA
REAL ESTATE ADVISORS



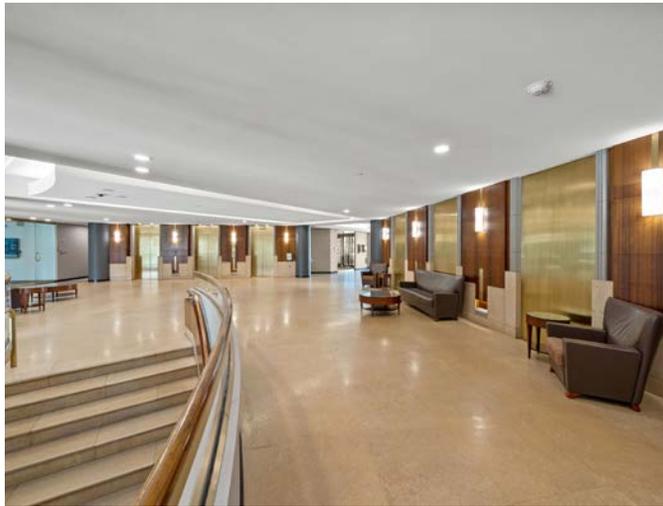
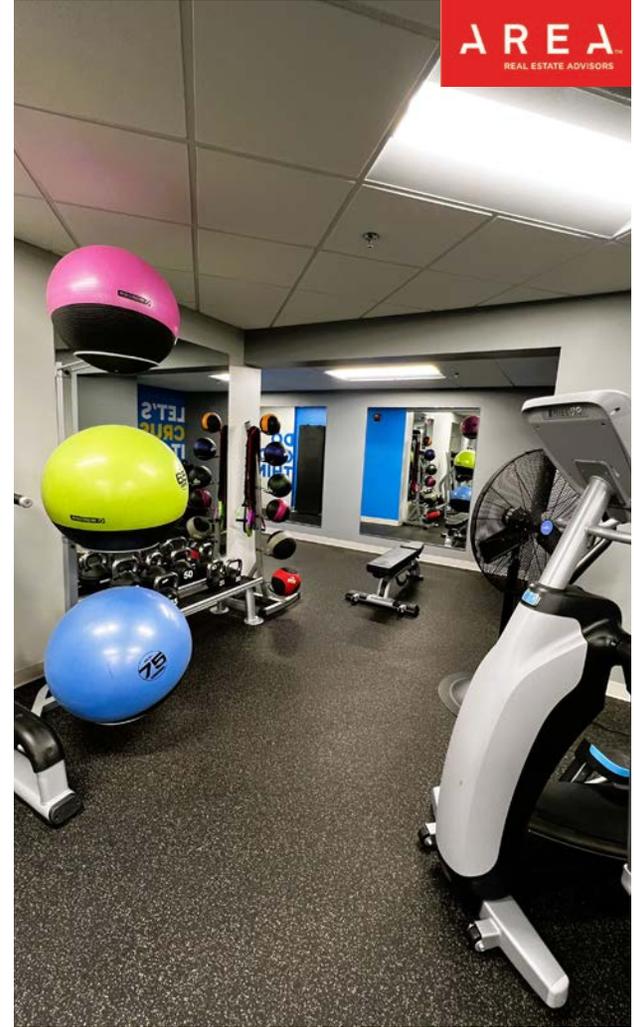
Il Park Renaissance proudly presents a rare, full-floor opportunity now on the market. The 23,057 square foot 5th floor has over 60 private offices, equating to over \$3,000,000 in existing Tenant Improvement value, and making it an ideal home for a prominent company.

The two buildings congruently have over 90% occupancy with a sophisticated mix of Tenants. With this full-floor comes the opportunity for building signage visible to over 35,000 cars per day.

With local, but institutional ownership, your Landlord has the capital to support your modifications to the space, and the existing configuration would allow you to focus your improvements strictly on design elements and aesthetics.

A FULLY AMENITIZED CLASS A OPPORTUNITY

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- ON-SITE DELI
- NEW FITNESS CENTER WITH SHOWERS
- OUTDOOR PATIOS, PERFECT FOR MEETINGS OR RELAXATION
- 2023 "AWARD FOR LANDSCAPE EXCELLENCE"

- RENOVATED COMMON AREAS IN 2025
- ON-SITE PROPERTY MANAGEMENT
- CLOSE PROXIMITY TO OP CONVENTION CENTER, EQUITY BANK, AND NUMEROUS HOTELS AND RESTAURANTS

FLOOR PLAN FIT FOR YOUR FIRM

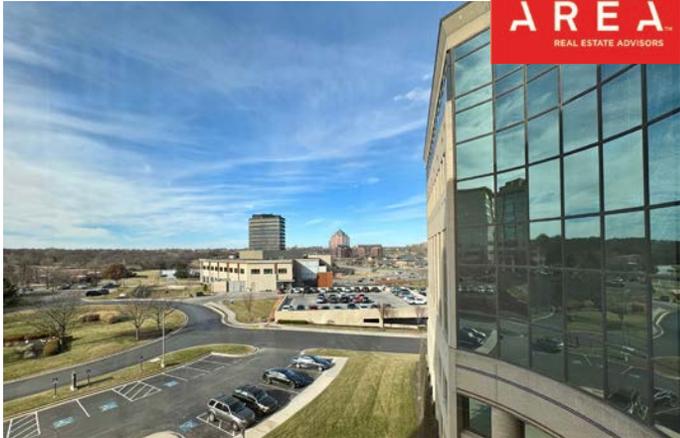
With an existing configuration that supports over 60 private offices, 5 conference rooms, 3 Break Rooms and windows on all sides, the existing configuration of this floor is an ideal opportunity for a company to quickly occupy. More than \$3,000,000 in existing tenant improvements are already in place.

ARCHITECTURAL ELEMENTS:

- 39 Offices on Windows
- 25 Interior Offices
- 5 Conference Rooms (varying sizes)
- 3 Break Rooms
- Class A Reception

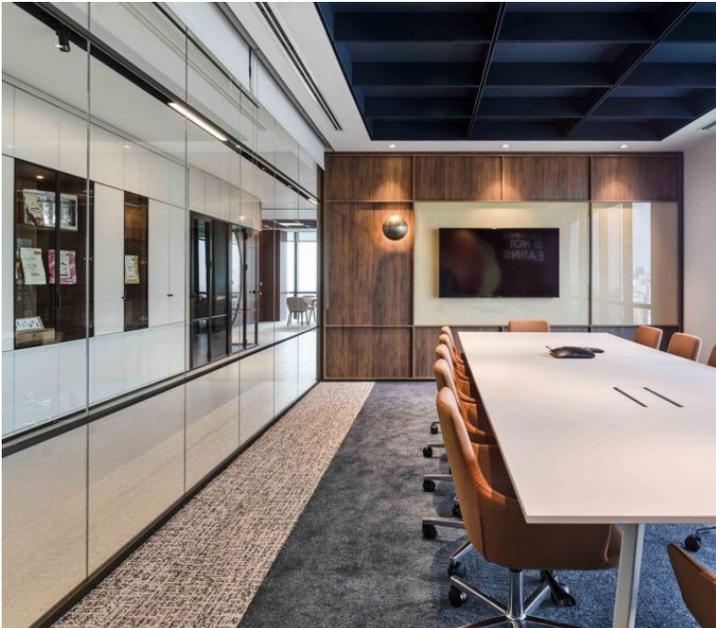


MOVE-IN READY + FURNITURE OPTIONS



The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

ELEVATE YOUR AESTHETIC



DESIGN

With the structural elements of your space in place, spend your allowance on elevating your aesthetics and focusing on the design of your space.



**The imagery above is purely inspirational and is not intended to reflect the current configurations or cosmetics.*

VARIABLE PARKING FOR ALL YOUR NEEDS



PARKING

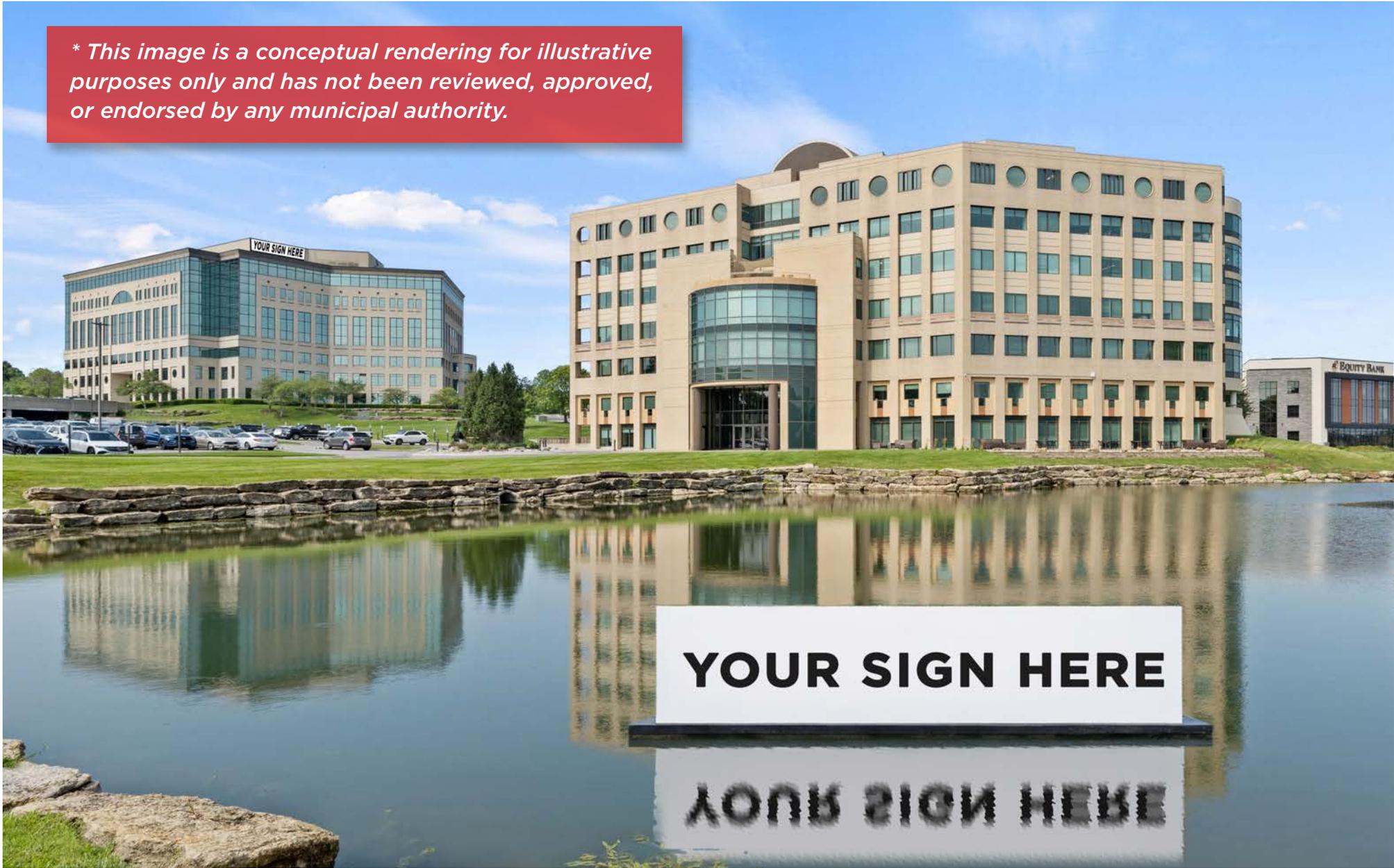
-  **VISITOR PARKING**
Located on the west side and free to all tenants
-  **SURFACE PARKING**
Free surface parking at 3.8:1,000 ratio
(*surface parking also above the garage*)
-  **ATTACHED BUILDING COVERED GARAGE PARKING**
Covered parking is available at 1:1,000 ratio
and \$65/month

CONCEPTUAL LAKE SIGNAGE



Landlord is willing to provide both top of building signage and a sign in the lake at the front of the park seen by 61,238 cars per day at College & Metcalf.

** This image is a conceptual rendering for illustrative purposes only and has not been reviewed, approved, or endorsed by any municipal authority.*



PARK RENAISSANCE WALKABILITY



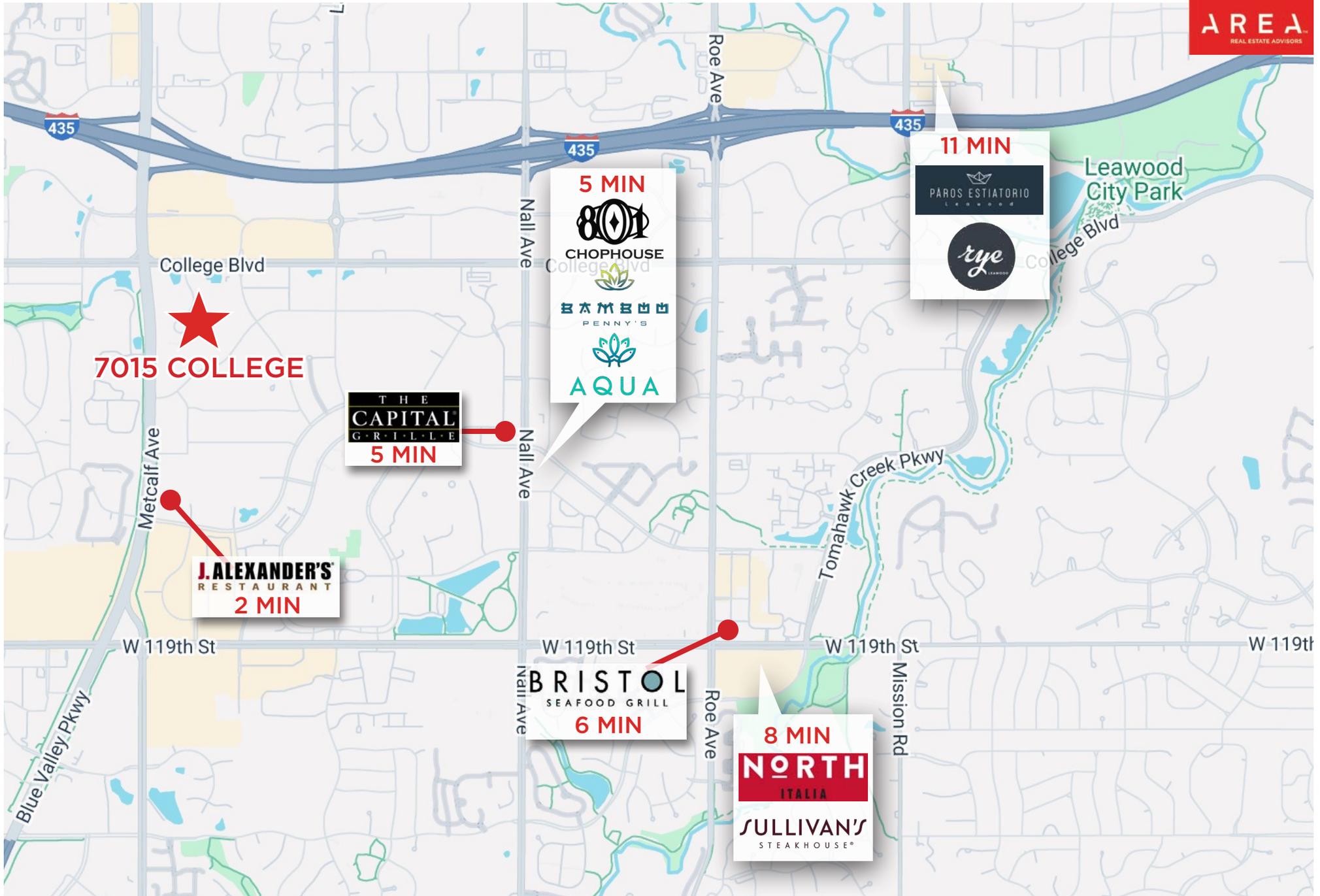
WALKABILITY

Designed for commuting by car, Park Renaissance offers a rare walkable environment to nearby destinations.



WORKDAYS BACKED BY BETTER LUNCHES

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THANK YOU

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