

# OFFICE / FLEX SPACE AVAILABLE

## OP BUSINESS PARK

110th & Lamar  
Overland Park, Kansas



### Available:

1st Floor: 1,482—1,550 SF  
Rent: **\$11/SF**, plus  
NNN's of **\$6/SF**

2nd Floor: 518 - 1,542 SF  
**(No Elevators)**  
**\$14 SF, Gross—Utilities Included**

### Amenities:

- Affordable Overland Park Office/Flex Space
- Great windows throughout
- 2nd Floor with shared restrooms
- Easy Access to I-435 & Metcalf / Nall
- Close Proximity to OP Convention Center / Retail / Restaurants / Hospitals

## RUBENSTEIN REAL ESTATE CO., LC

4400 Shawnee Mission Pkwy, Suite 209  
Fairway, KS 66205  
Phone 913-362-1999 | Fax 913-362-1969  
[www.rubensteinre.com](http://www.rubensteinre.com)

## Dwight Medbery, III

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## Cullen Magariel

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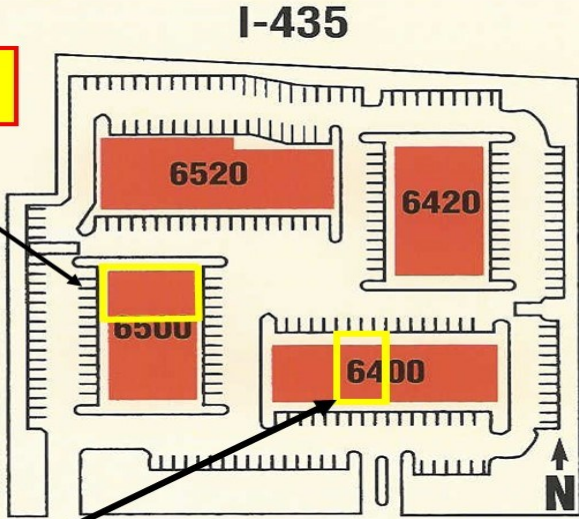
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Overland Park, Kansas



## FIRST FLOOR AVAILABILITIES

1,550 SF



1,482 SF

West 110th Street

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