



# LIGHTON PLAZA

7300, 7400 & 7500 College Blvd  
Overland Park, KS 66210



CLASS A THREE-BUILDING PORTFOLIO



Approximately  
475,804 square  
feet of Class A  
office space

# ◇ DISCOVER LIGHTON PLAZA

Nestled in the heart of Kansas City's most vibrant business corridor.

This elegant three-building campus features sleek, glass-façade structures collectively providing approximately 475,804 square feet of Class A office space spread across multiple floors, providing tenants with panoramic views of Overland Park.

Strategically located near major highways and surrounded by upscale dining and retail options, Lighton Plaza combines accessibility with sophistication. The property's professional environment is enhanced by its manicured grounds, ample parking facilities, and reputation as home to prestigious businesses and professional service firms in the Kansas City metropolitan area.

## Property Highlights

-  Free parking
-  On-site café and coffee shop
-  Fitness center
-  Nine- and ten-foot ceiling heights
-  Modern security with card access control
-  On-site management (Price Brothers) and leasing (JLL)
-  Two common conference rooms with no hourly rate
-  Awarded the coveted Energy Star rating LEED-EB certified
-  Electric vehicle charging station
-  Outdoor pavilion, community grills, gardens and fountains
-  Immediate access to I-435

## ◇ FIRST CLASS AMENITIES



# ◆ FLOOR PLANS

## Lighton Tower

7500 College Blvd.

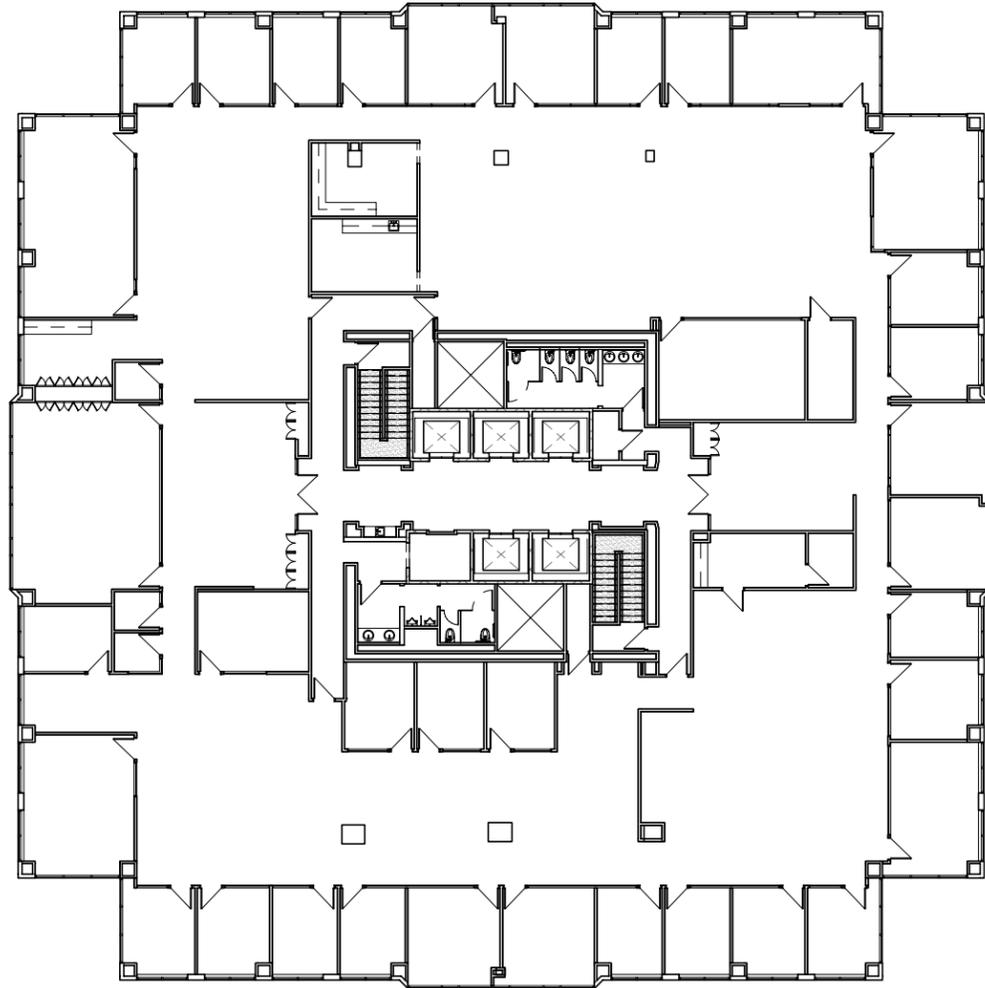
241,150 SF building

14 floors

19,342 SF floor plates

Bloom Baking Co. located on ground floor

\$30.00/SF Full Service



\*Representative building floor plan

## Lighton Plaza I

7300 College Blvd.

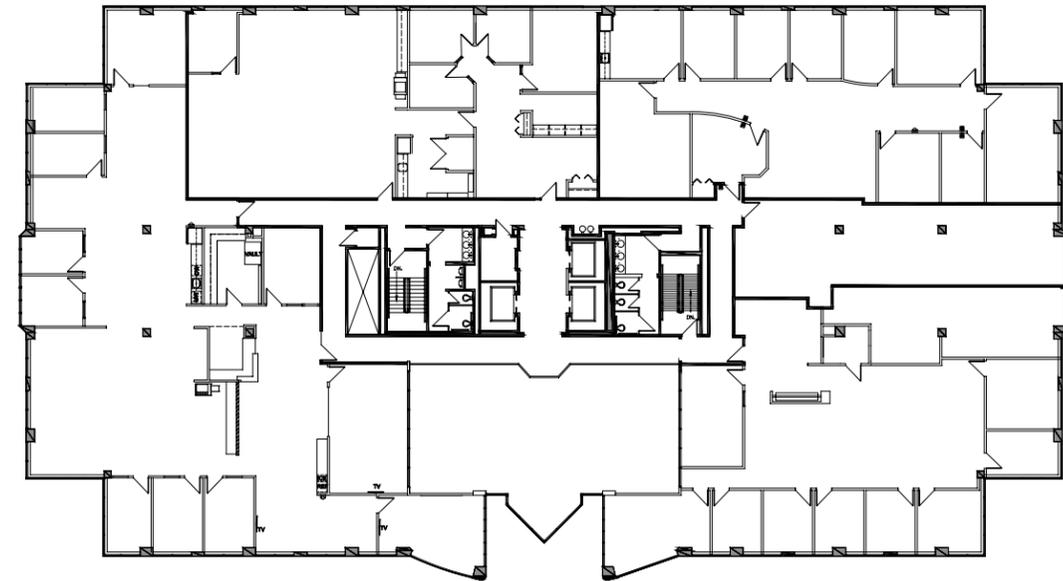
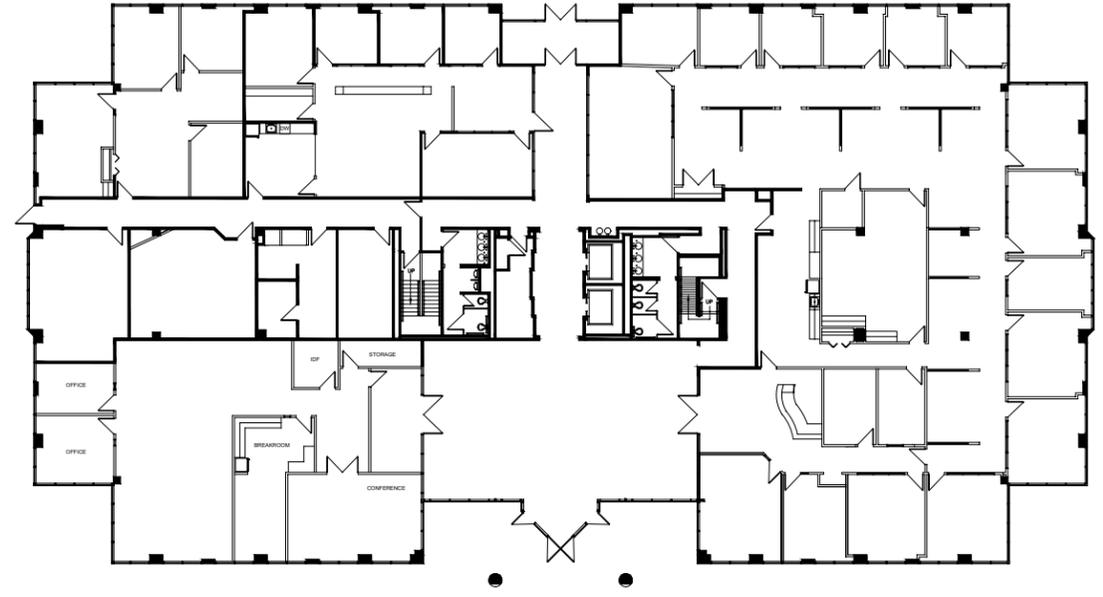
117,564 SF building

6 floors

20,913 SF floor plates

Updated lobby and elevators in 2024

\$30.00/SF Full Service



## Lighton Plaza II

7400 College Blvd.

117,090 SF building

6 floors

20,771 SF floor plates

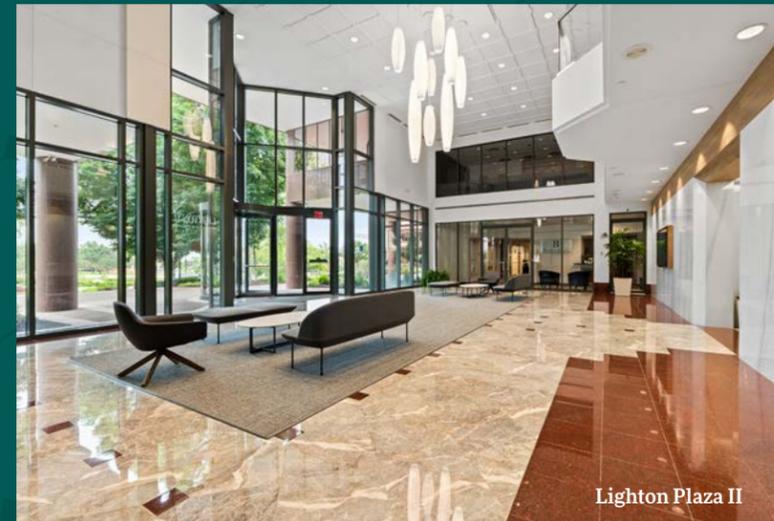
Updated lobby and elevators in 2024

\$30.00/SF Full Service

\*Representative building floor plans



Lighton Tower



Lighton Plaza II



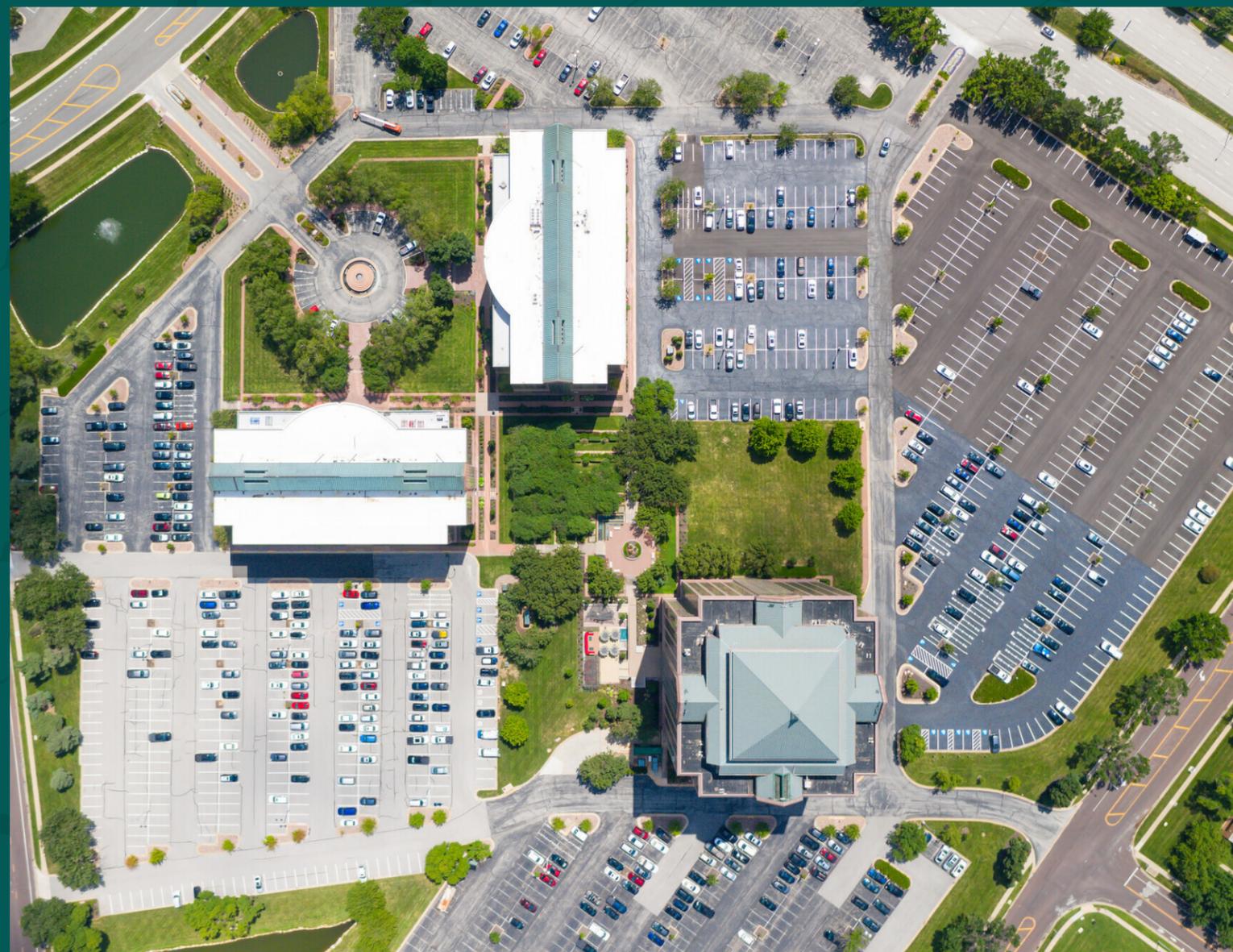
Lighton Tower



Lighton Plaza II



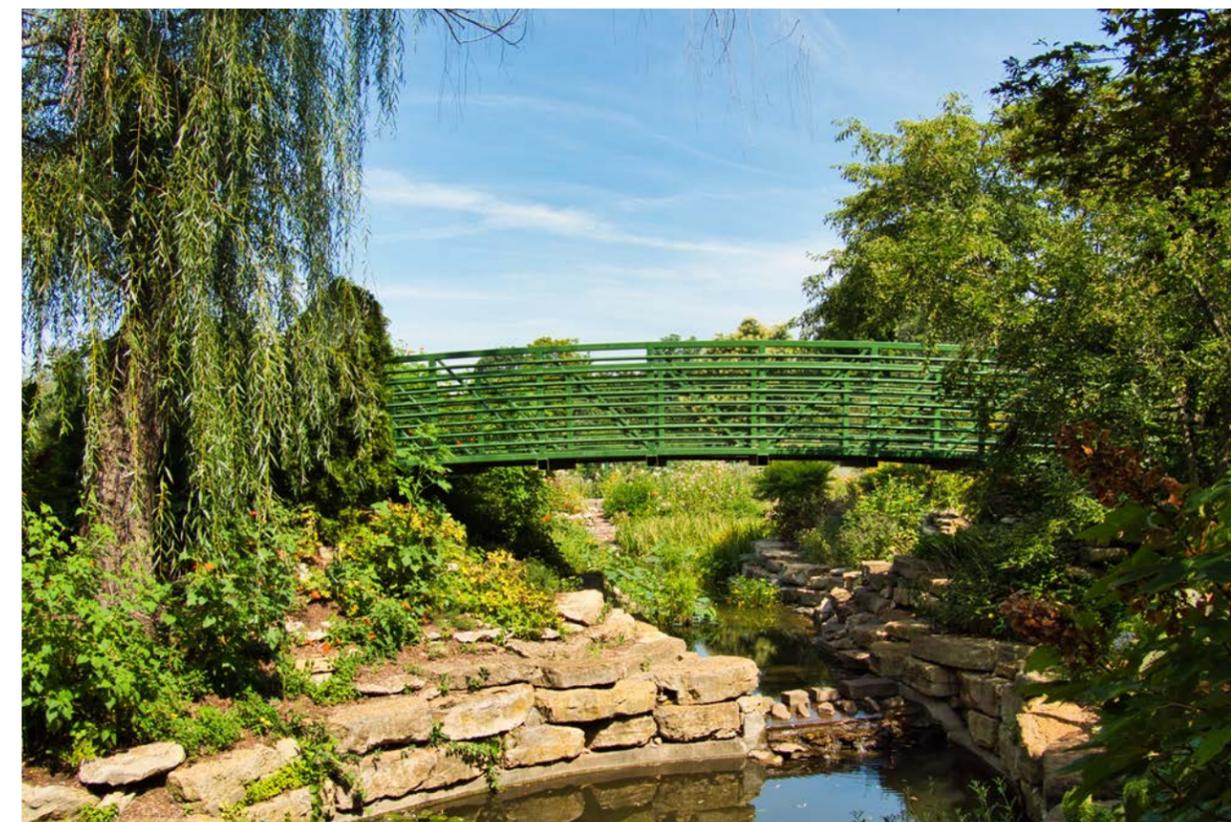
EV Charing Stations



## ◆ VIBRANT SURROUNDINGS

**Located in South Johnson County, offering exceptional convenience at the intersection of College Boulevard and Metcalf Avenue.**

Situated in the heart of Johnson County, the campus provides immediate access to I-435 while being minutes from the strongest retail corridor in the metropolitan area. This central location allows tenants to enjoy swift connections to downtown Kansas City and the greater metropolitan area, creating an ideal balance of accessibility and professional prestige in one of the region's most desirable business addresses.



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# LOCATION MAP



Indian Creek

W 103rd St.

College Blvd.

Antioch Rd.

Metcalf Ave.

Nall Ave.

Roe Ave.

435

TOP GOLF

ASPIRIA

ROSANA SQUARE

PARK PLACE

TOWN CENTER PLAZA

HAWTHORNE PLAZA

119th St.

**KEY**

- Hotels
- Restaurants
- Attractions



# LIGHTON PLAZA

## Leasing



Patrick Meraz, CCIM  
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## Property Management



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