

LEAWOOD CORPORATE MANOR I & II OFFICE SPACE AVAILABILITY SW CORNER COLLEGE & ROE

FOR LEASE -- \$20 rsf, full service

**4707 College Blvd
Suite 109 – 704 rsf**

Establish your office in one of these two fine, superb office buildings with courtyards, interior atriums with lots of greenery, interior skylights and very efficient layouts. Heated & cooled 24 hours a day by separate roof top units. Adequate parking available. Fiber Optics by local carriers plus antenna rooftop access is available. Join our quality, professional tenants who have leased space for years with us in the buildings. 5.5 cars per 1,000 sf leased parking ratio. Professionally managed by Colliers International and Leased by Max Wuellner, LLC

Join some of our Impressive Tenants:

*.Citizens Bank & Trust
.Baca State Farm Agency
.Farmers Insurance Agency
.Hallauer Law Firm
.Marsh Law Firm
.Winans CPA Group
.Stuart Law Firm
.The Task Force
.Marsh Law Firm, LLC
.Metro Messaging Services Inc.
.B&B Theaters
.Windsor Financial
.KC Orthopaedics Insurance Office
.DMP Products*



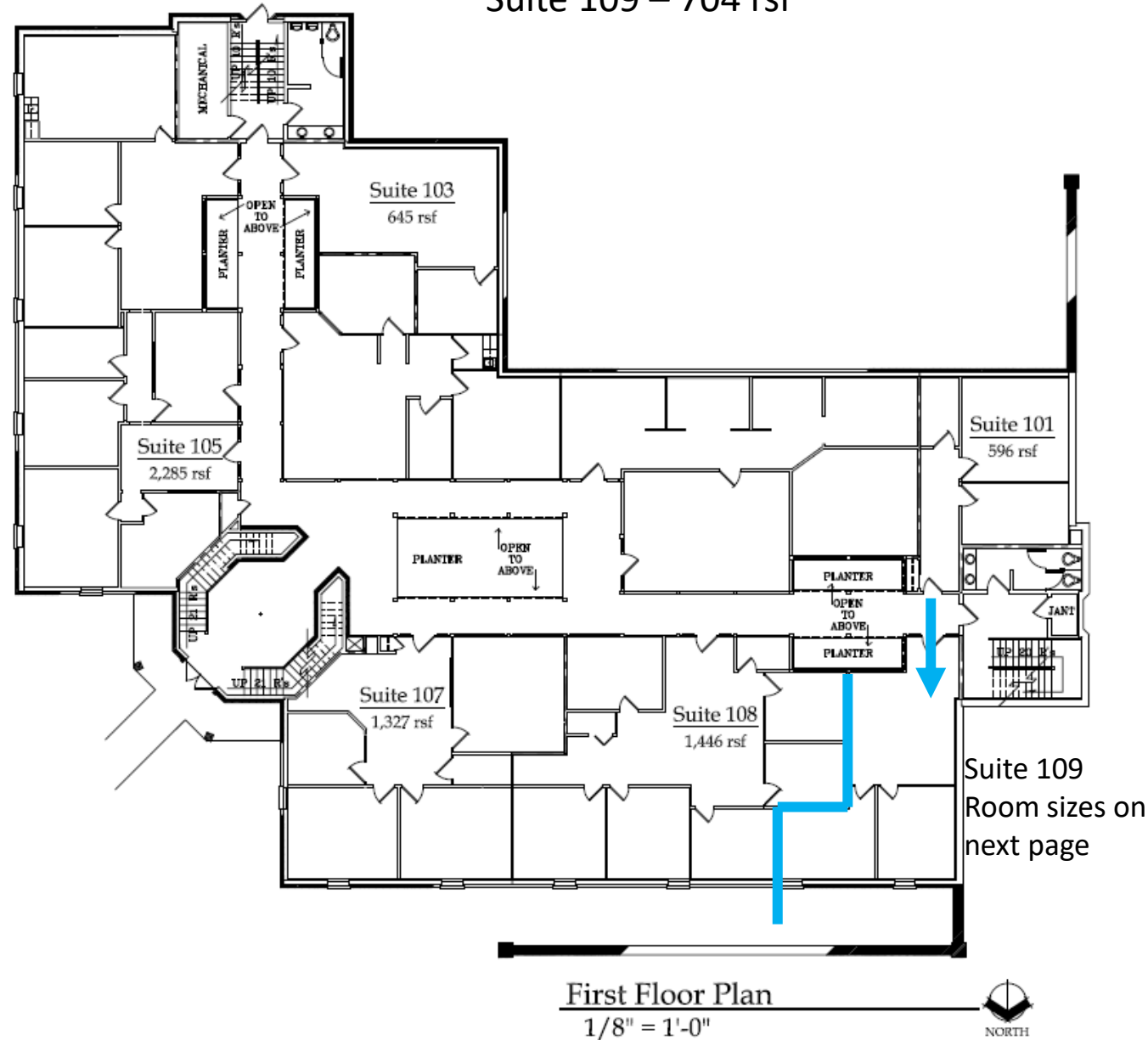
The Gateway to
Leawood

Contact Max Wuellner, LLC
Commercial Real Estate Services
13309 w 172nd St
Overland Park, KS 66221
913-226-5240
[**maxwuellner@gmail.com**](mailto:maxwuellner@gmail.com)



4707 College Boulevard Building

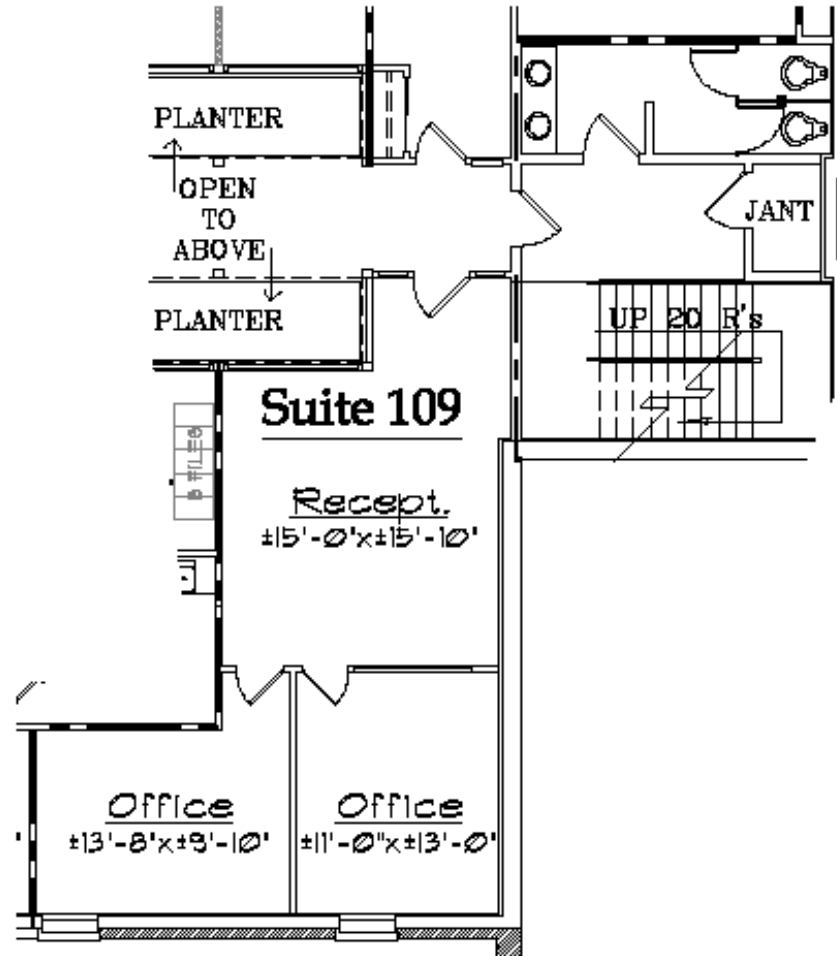
Suite 109 – 704 rsf



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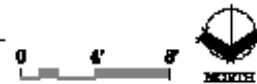
4707 College Boulevard Building

Suite 109



Lease Space Plan

1/8" = 1'-0"



NSPJ

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1 of One

TRADE AREA HIGHLIGHTS

Leawood

- *Leawood residents are among the wealthiest in Johnson County, boasting an average household income of more than \$163,198.*
- *Leawood residents are extremely educated, with more than 75.96% having a 4-year college degree or graduate degree. They consistently score in the national top twenty rankings in terms of High School graduation numbers and Bachelor's/Post Bachelor's degrees earned.*
- *Leawood is well-connected to the Kansas City Metro's vast system of highways, providing access in 30 minutes or less to almost every community within the Metro Area.*

Johnson County

- *Johnson County is the wealthiest county in the State of Kansas.*
- *Johnson County accounts for 55% of the new businesses in the Kansas City MSA and 60% of the new businesses in the State of Kansas. Approximately 360 new businesses are added annually.*
- *Johnson County is known for its strong public education opportunities. Within the trade area, there are two major districts: Blue Valley and Shawnee Mission. Both districts have consistently been named among the top public school districts nationwide. Johnson County is home to 24 public golf courses, including designs by Johnson County resident Tom Watson, and Kansas City native Jim Colbert.*
- *Johnson County population within a 5-mile radius of the subject property is approximately 230,000.*

Kansas City MSA

- *The population in the Kansas City MSA is currently more than 2.34 million and is expected to grow an additional 5% in the next five years.*
- *Greater Kansas City is one of the fastest-growing labor markets in the Midwest, while featuring affordable lifestyle and business costs.*
- *According to the ACCRA Cost of Living Index, Kansas City is one of the most affordable among large U.S. cities in addition to being ranked as one of the most affordable housing markets, by the National Association of Home Builders.*