



**CUSHMAN &
WAKEFIELD**

Lease Expiration: 8/31/2026

FOR SUBLEASE

**13160 FOSTER STREET
OVERLAND PARK, KS**

SOUTHCREEK CORPORATE CENTER II

14,202 SF LAB & OFFICE SUBLEASE AVAILABLE

±4,360 SF OF LAB SPACE

±9,842 SF OF OFFICE SPACE

4600 Madison Avenue, Suite 800
Kansas City, MO 64112
Main +1 816 2210 2200
Fax +1 913 273 1398
cushmanwakefield.com

FOR SUBLEASE

Southcreek Corporate Center II

13160 Foster Street, Overland Park, KS



Property Highlights

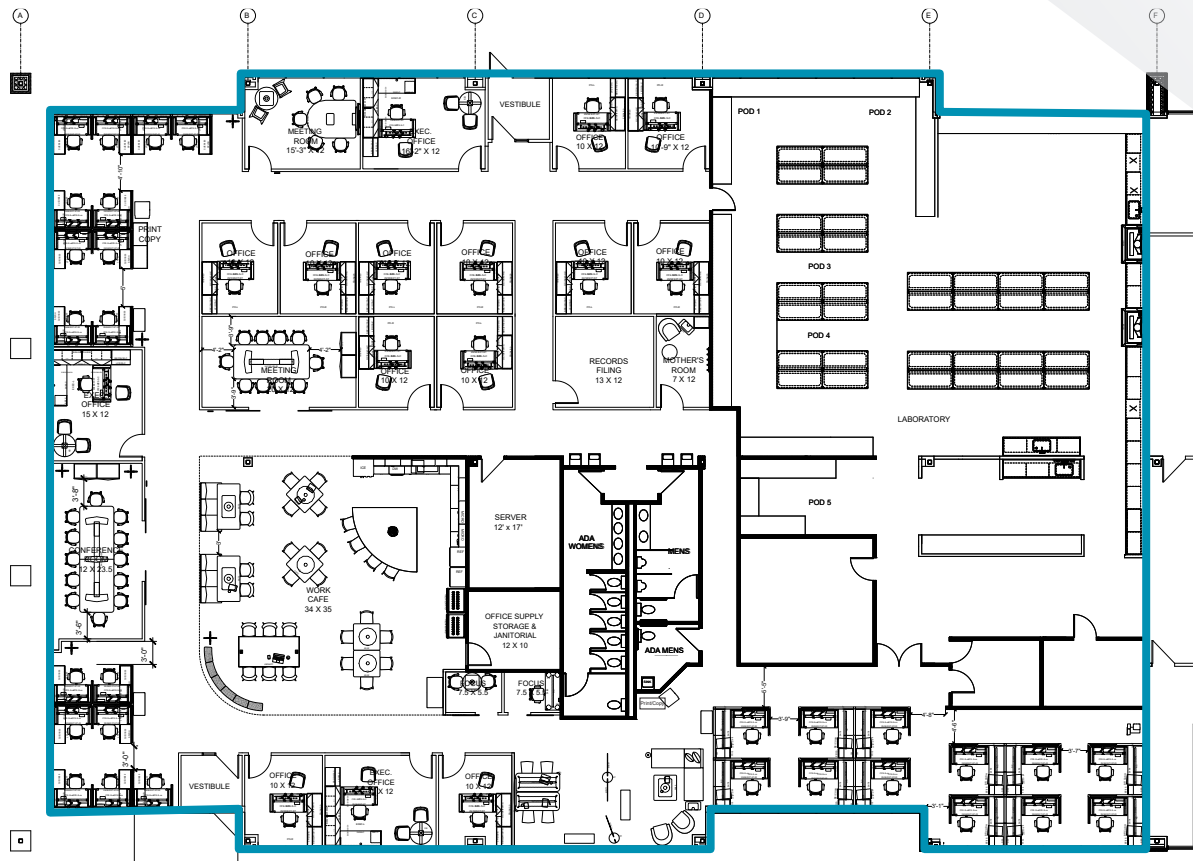
- Furnished Lab and Office Space available
- Like new finishes throughout
- Lab equipment can be made available
- Furniture negotiable
- Located in close proximity to 135th and Highway 69
- Access to various restaurants and retail amenities along the 135th Street corridor
- Single story building with drive up convenience
- Parking Ratio: 4.5/1,000

Contact

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Director
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Floor Plan



Office space consists of:

- 15 offices (all steel, demountable wall system with magnetic walls)
- 29 cubicles of varying heights (17' mid and 12' tall cube heights)
- 1 large conference room
- 2 meeting rooms
 - » Conference and meeting Rooms have privacy film
- 2 focus Rooms and 2 meeting desks
- Large break room café and supply closet
- Small coffee bar
- Large server room with supplemental HVAC
- 2 print/copy stations
- Records/file room
- Wellness room
- In-suite restrooms

*Desks are sit/stand throughout

*White noise system in place

*New LED lights to turn on with motion

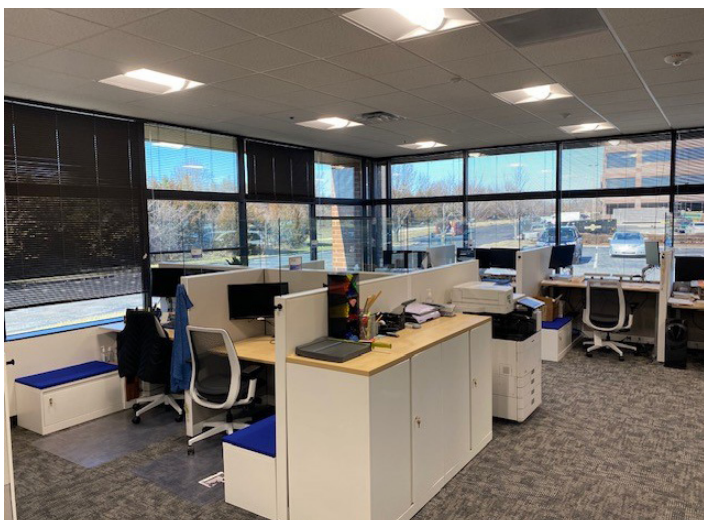
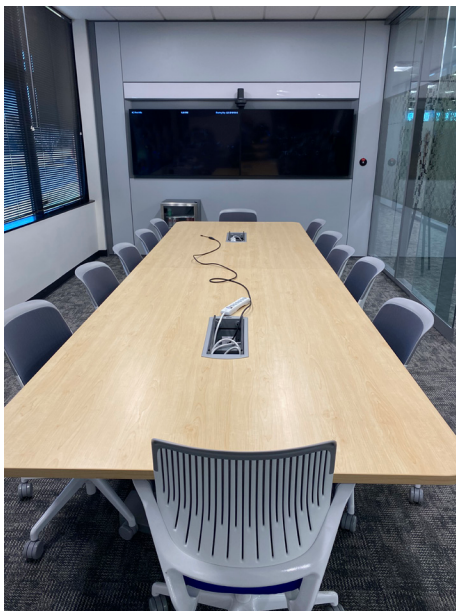
*Outdoor security camera system

Lab space consists of:

- 2 hoods and supplemental drop down
- Chemical room with blower/exhaust system
- Sources of purified water (AquaSolutions System)
- Movable equipment
- Vinyl floor
- Supplemental HVAC to serve the Lab
- Fixed wall cabinets
- Refrigerators and heaters
- Glassware washer and glassware storage
- Environmental control room
- Chip tank
- Hazardous waste room
- Generator (35kw?) in-place to serve the Lab

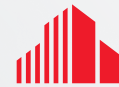
**Subject to Change*

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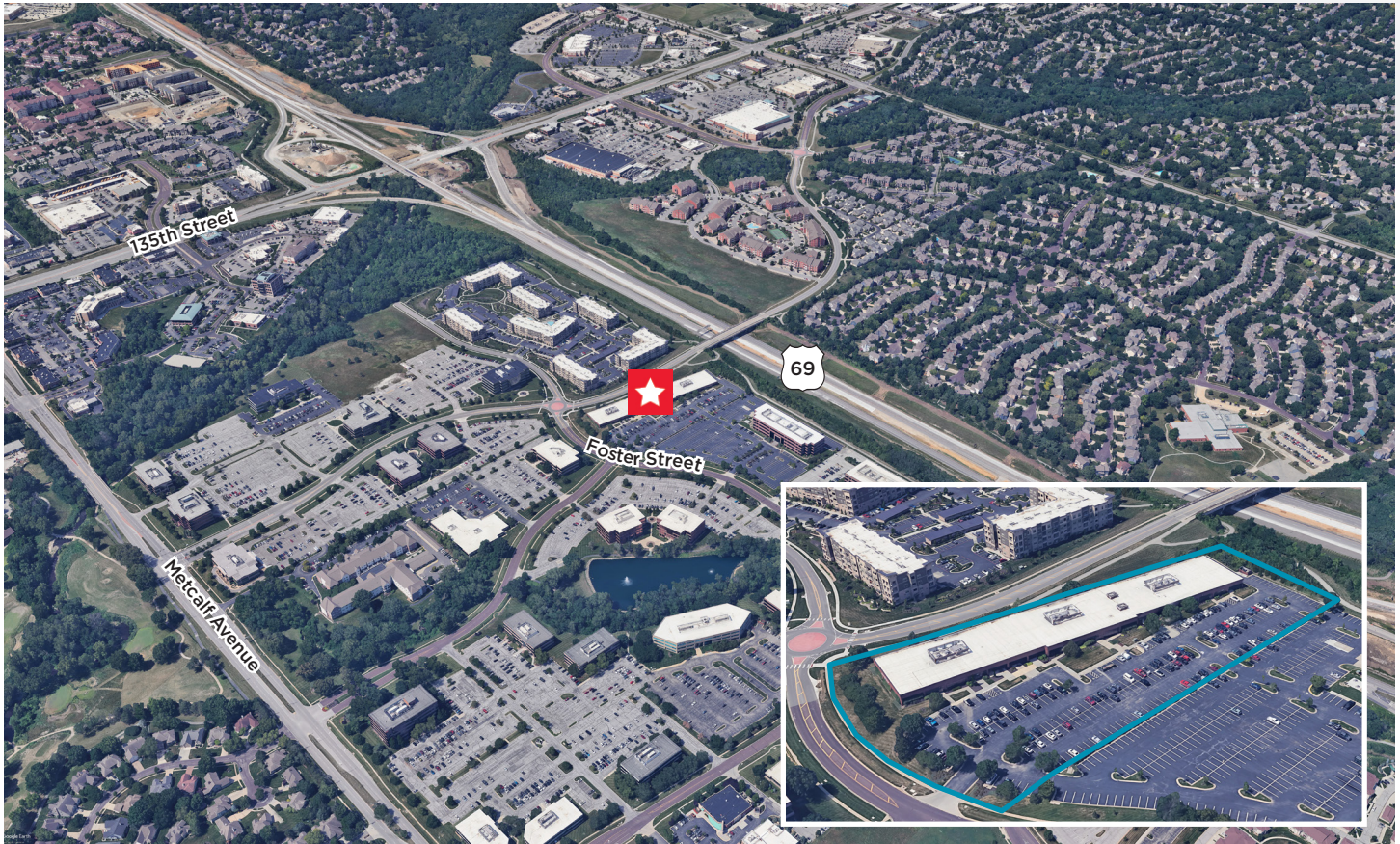
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Location Aerial



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