



FOR LEASE

OVERLAND PARK XCHANGE

6800 W. 115th St. | Overland Park, KS

The Center of Innovation in Overland Park

204,470 SF AVAILABLE • 29+ ACRE CAMPUS



Scan QR to view property on website

Occidental Management, Inc.

165 S. Rock Island, Ste. 300, Wichita, KS 67202

| occmgmt.com

| 316.262.3331



PROPERTY OVERVIEW

World-Class Real Estate in Overland Park, KS

Class A Space in the Heart of Overland Park

OPx is a Class A office building totaling approximately 733,400 SF on a more than 29-acre campus. This property is located in the heart of Overland Park, offering easy access to I-435 and is within walking distance to restaurants, hotels and retail establishments (115th & Metcalf).

OPx offers spacious floor plans with private entrances, branding opportunities for tenants and an amenity area, as well as two multi-level covered parking garages and surfaced parking surrounding the campus.

AVAILABLE SPACE

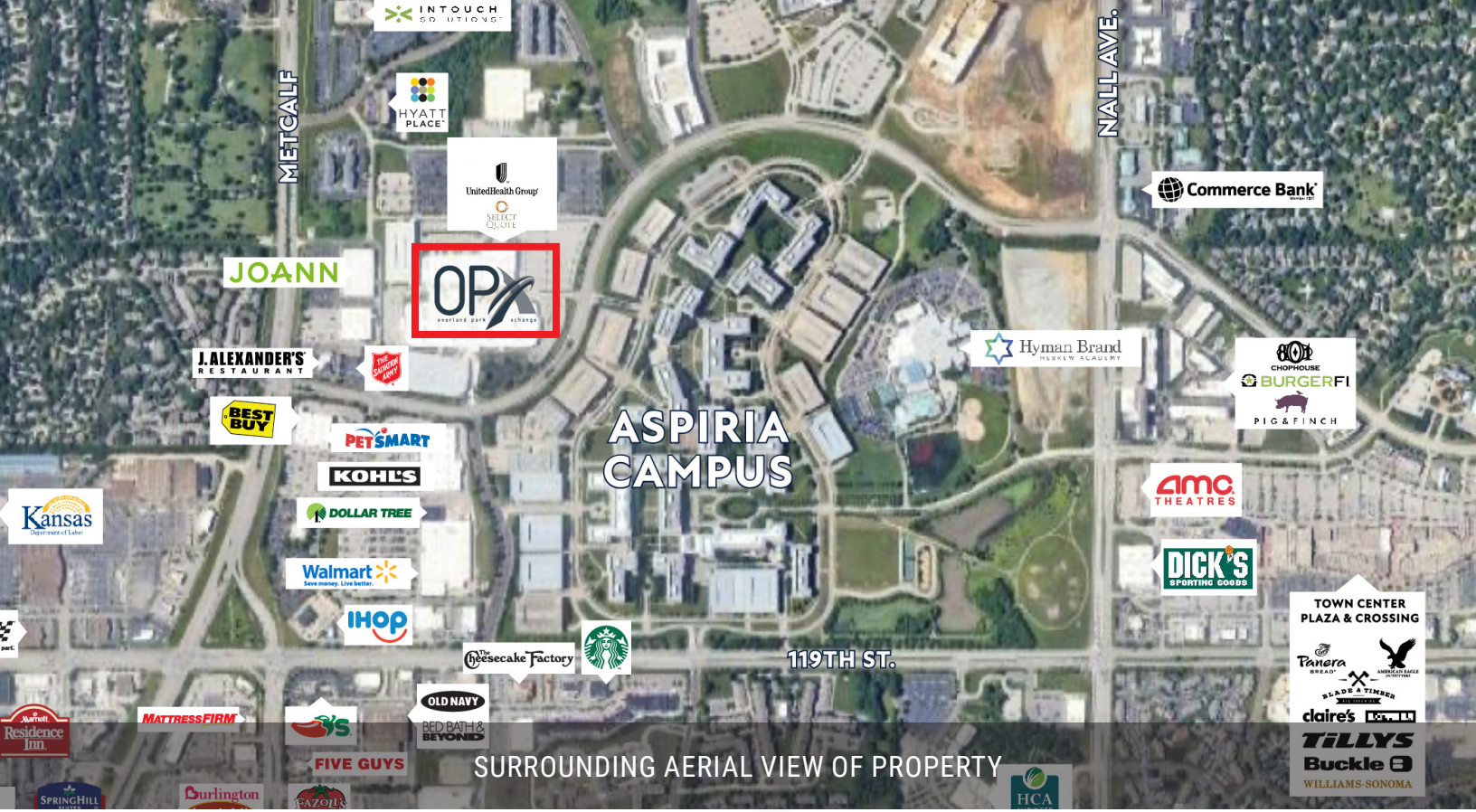
Main Floor | Up to 204,470 SF

Lease Rate | Negotiable

Lease Type | Modified Gross

Property Type | Class A Office Space

*Gas & Electric (Direct/Sub-Metered)



LOCATION

Location, Location, Location

Just moments away from Highway 69 and I-435, OPx is at the economic center of Overland Park and offers quick and easy access from anywhere in the Kansas City metro area.

Neighboring restaurants and businesses include Whole Foods, The Cheesecake Factory, Ra Sushi, BurgerFi, Knife and Fork, Starbucks, Smoothie King, Walmart, Dick's Sporting Goods, Best Buy, and more.



MODERN, CLASS A OFFICE BUILDING



DRAMATIC ENTRYWAYS

Office Space for the Future Rooted in History

Originally opened in 1986 as the Overland Park International Trade Center, OPx was purchased by Occidental Management in 2014. The company fully renovated the 733,400-square-foot building to become a warm, modern office solution, flooded with natural light. Renovations included a new building re-skin, a new lobby, café renovations, updated conference rooms, new restrooms, updated corridors, and fresh landscaping and green space on the exterior.



DYNAMIC ARCHITECTURE

LOCATION DEMOGRAPHICS



LOCAL POPULATION

MILE 1	5,000
MILE 3	85,000
MILE 5	248,000



HOUSEHOLD INCOME

MILE 1	101,000
MILE 3	91,000
MILE 5	87,000



MEDIAN AGE

MILE 1	49
MILE 3	43
MILE 5	41



ENGAGING OUTDOOR SPACES



CREATIVE OFFICE SOLUTIONS



INVITING COMMUNAL CENTERS



HIGH-DENSITY WORKSPACES

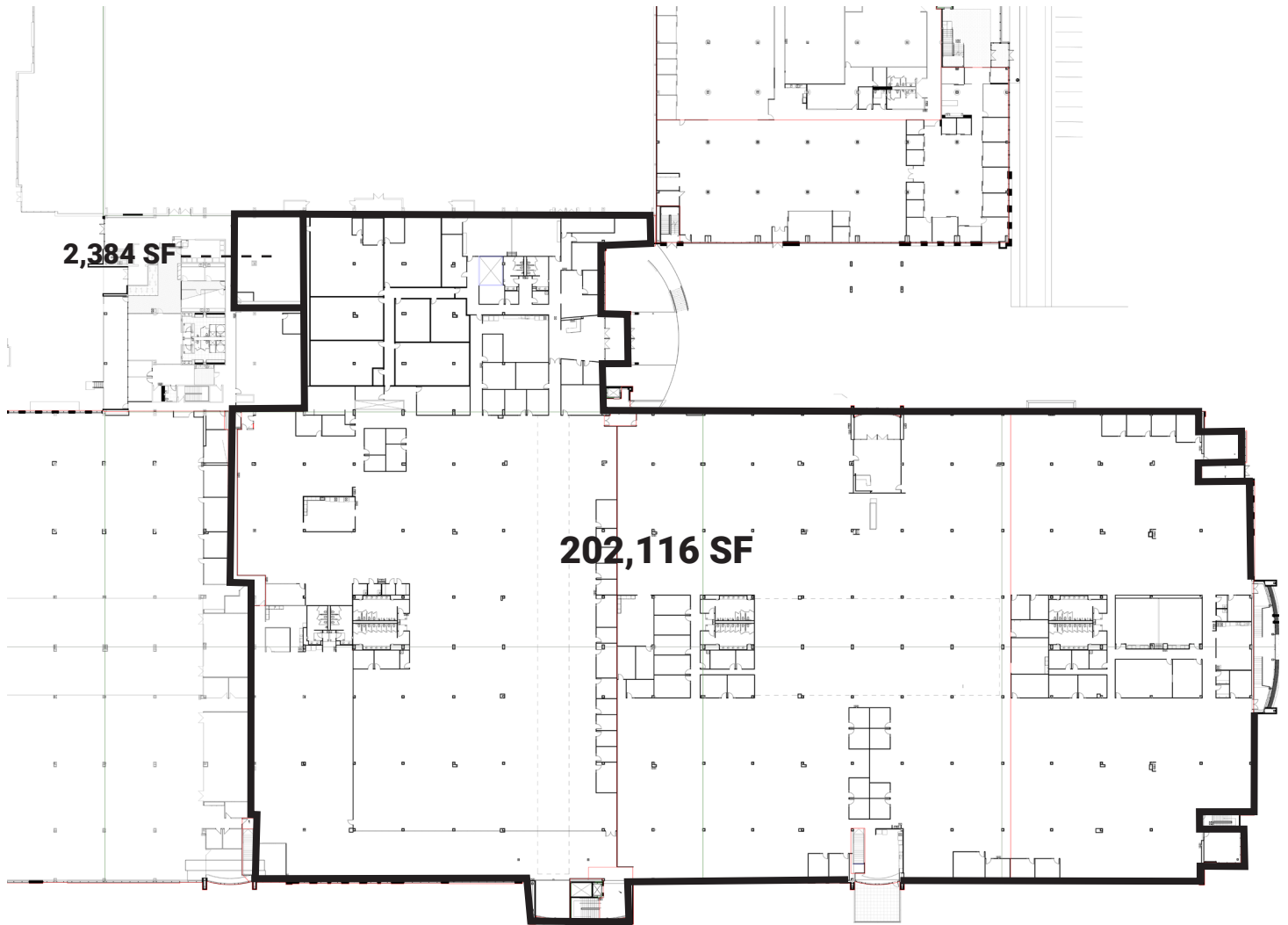
PERKS & AMENITIES

Amenities for Today's Workforce

OPx is one of the few properties in the Kansas City metro area with over 100,000 SF of available space on one continuous floor. Renovated in 2016, the leasable space is fully built-out and move-in-ready.

Amenities Include:

- Abundant parking with covered parking spaces
- Fitness center
- Kiosks
- Wi-Fi lounge
- Lighted courtyard and walkways
- SCIF secure repository space available with built-in alarms and access controls. Space can be used as a secure room or data center which can shield against electronic surveillance and prevent data leakage of sensitive information.



FLOOR DETAILS

204,470 SF Available • Offices • Main Floor Access

Max Contiguous Up To 202,116 SF

