
OFFICE SPACE

FOR
LEASE

ONE BLOCK NORTH OF COLLEGE BLVD.
10881 LOWELL AVE. OVERLAND PARK, KS 66210

ABOUT THE PROPERTY

- ▶ APEX435 features three newly renovated office buildings with modern amenities including: a fitness center, company kitchen and ample parking for all three buildings



FEATURES & AMENITIES

Apex
435



- ▶ 24 HOUR ACCESS
- ▶ PROPERTY MANAGER ON
- ▶ SITE FITNESS CENTER
- ▶ AIR CONDITIONING
- ▶ TENANT CONTROLLED HVAC
- ▶ COURTYARD
- ▶ BUILDING & MONUMENT SIGNAGE AVAILABLE
- ▶ HIGHWAY VISIBILITY
- ▶ 3 MIN. TO HWY I-435
- ▶ REDUNDANT POWER THROUGHOUT
- ▶ NEW LOCAL OWNERSHIP & PROPERTY MANAGEMENT
- ▶ COMPANY KITCHEN
- ▶ FOODSBY DELIVERY PARTNERSHIP
- ▶ COVERED PARKING
- ▶ PUBLIC PARK 1 BLOCK AWAY

10881 LOWELL AVE. OVERLAND PARK, KS 66210

 BRAIN GROUP

LOCATION

- ▶ Located in Overland Park, KS, APEX 435 sits right off of I-435, one block north of College Boulevard on Lowell Ave. The site is highly accessible, surrounded by retail and service options to meet a modern workforce's daily needs.



PROPERTY FACTS



- ▶ RENTAL RATE: \$21-23/SF/YR
- ▶ TOTAL SPACE AVAIL.: 46,770 SF
- ▶ MIN. DIVISIBLE: 1,422 SF
- ▶ MAX. CONTIGUOUS: 36,000 SF
- ▶ BUSINESS PARK TYPE: OFFICE PARK
- ▶ PARKING: AVAILABLE AT 4.5 PER 1.000

AVAILABLE SPACE

BUILDING 1 (10881 LOWELL)/1ST & 2ND FLOOR



Suite 150
Available
3,440 RSF

SUITE 150

- ▶ RENTAL RATE:\$22/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ SPACE AVAILABLE: 3,440 SF
- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: NOW



Suite 220
Available Q2 2026
20,453 RSF

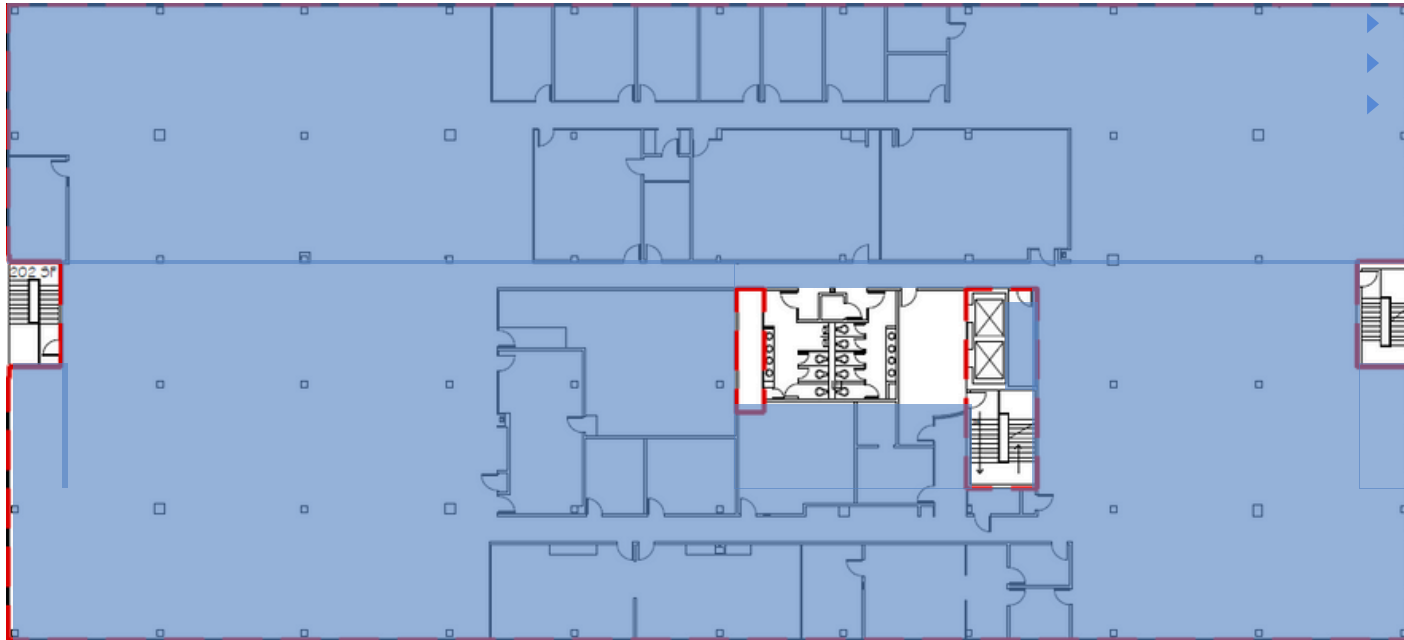
SUITE 220

- ▶ RENTAL RATE:\$22/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ SPACE AVAILABLE: 20,453 SF
- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: Q2 2026

BUILDING 1 (10881 LOWELL)/ 3RD FLOOR

SUITE 300

- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: Q2 2026
- ▶ RENTAL RATE:\$22/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ SPACE AVAILABLE: 36,000 SF



Suite 300
Available Q2 2026
36,000 RSF

BUILDING 2 (10895 LOWELL)/1st FLOOR

SUITE 120

- ▶ RENTAL RATE:\$23/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 20,000 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: NOW

Suite 120
Available 20,000 SF
Space is divisible**



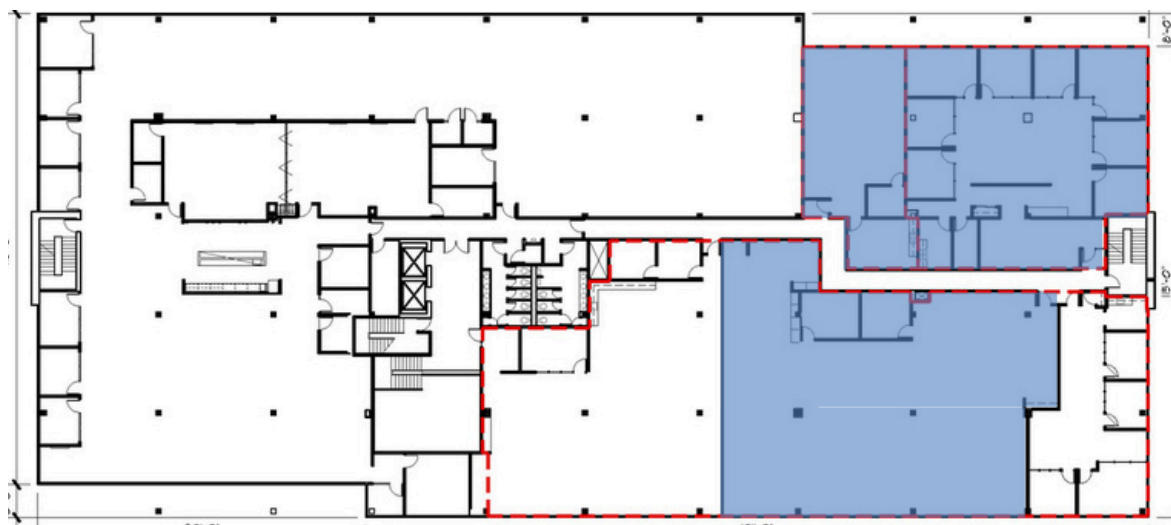
BUILDING 2 (10895 LOWELL)/2ND FLOOR

SUITE 201

- ▶ RENTAL RATE: \$23/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 5,671 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: NOW

SUITE 210

- ▶ RENTAL RATE: \$23/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 4,777 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: NOW

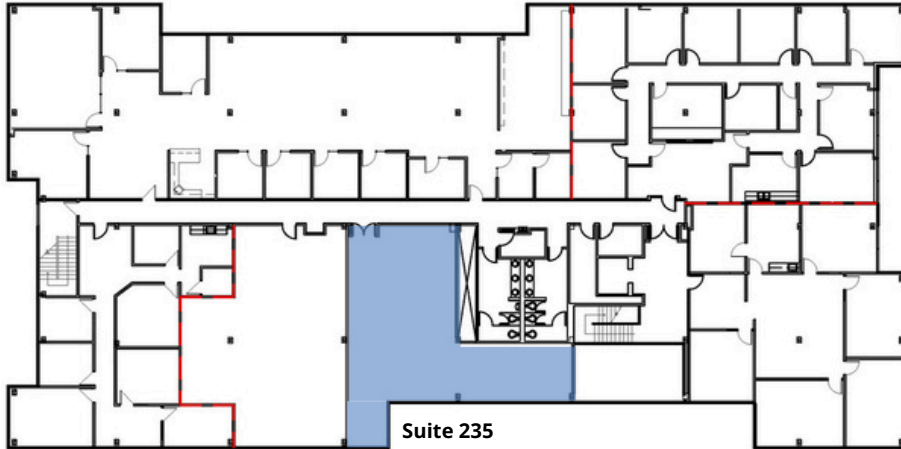


**Suite 210
Available
4,777 RSF**

**Suite 201
Available
5,671 RSF**

BUILDING 3 (10901 LOWELL)/1ST & 2ND FLOOR

SUITE 235



Suite 235
Available
1,422 RSF

- ▶ RENTAL RATE: \$22/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 1,422 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: NOW

SUITE 100

- ▶ RENTAL RATE: \$22/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 7,430 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: 11.1.2025



Suite 100
Available 11.1.2025
7,430 RSF



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