

FOR LEASE: OFFICE SPACE

PEAK  
Real Estate Partners

# 7431 BROADWAY STREET

OVERLAND PARK, KS 66204

2,500 SF  
AVAILABLE

## PROPERTY HIGHLIGHTS:


- **AVAILABLE:**
  - **2,500 SF - \$3,900/Month + Utilities**
  - **4 offices on glass, Conference room, 4 cubicles, Break room, Private restroom**
- Located in the heart of Waldo
- Flexible Lease Terms
- Ample Parking
- Easy Access to the Trolley Trail
- Adjacent to 74 Broadway development
- Plenty of restaurants within walking distance


PEAK

Real Estate Partners

**HANK SIMPSON**


PARTNER


 (913) 400-1252

 [HSIMPSON@PEAKREP.COM](mailto:HSIMPSON@PEAKREP.COM)

**PHILLIP CLEMENTE**

PARTNER

 (913) 808-8543

 [PHILLIP@PEAKREP.COM](mailto:PHILLIP@PEAKREP.COM)



8700 STATE LINE ROAD, SUITE 300  
LEAWOOD, KS 66206



(913) 214-6445

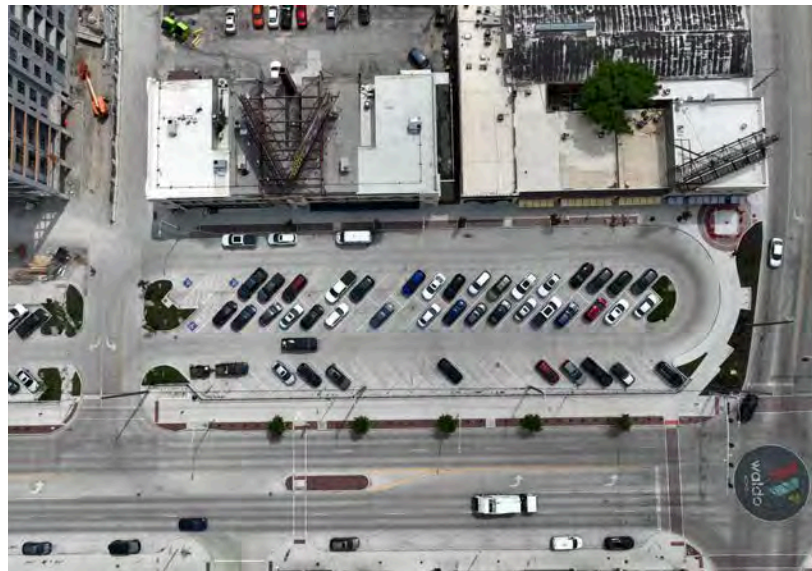
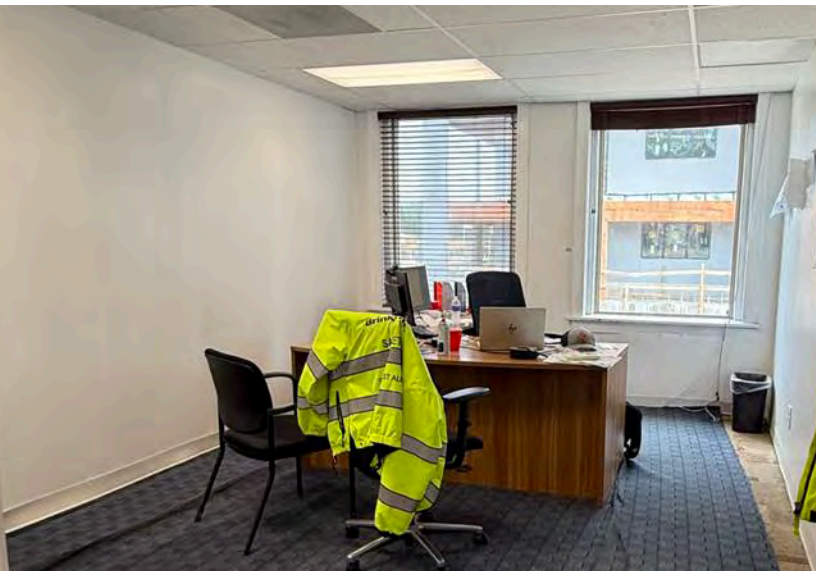


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# PROPERTY PHOTOS

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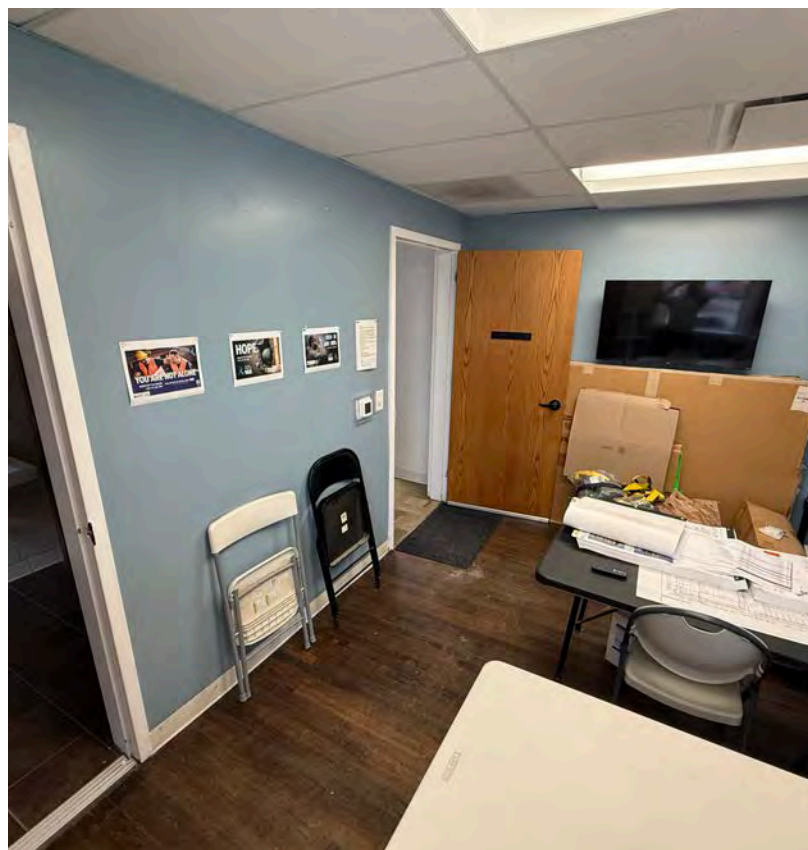
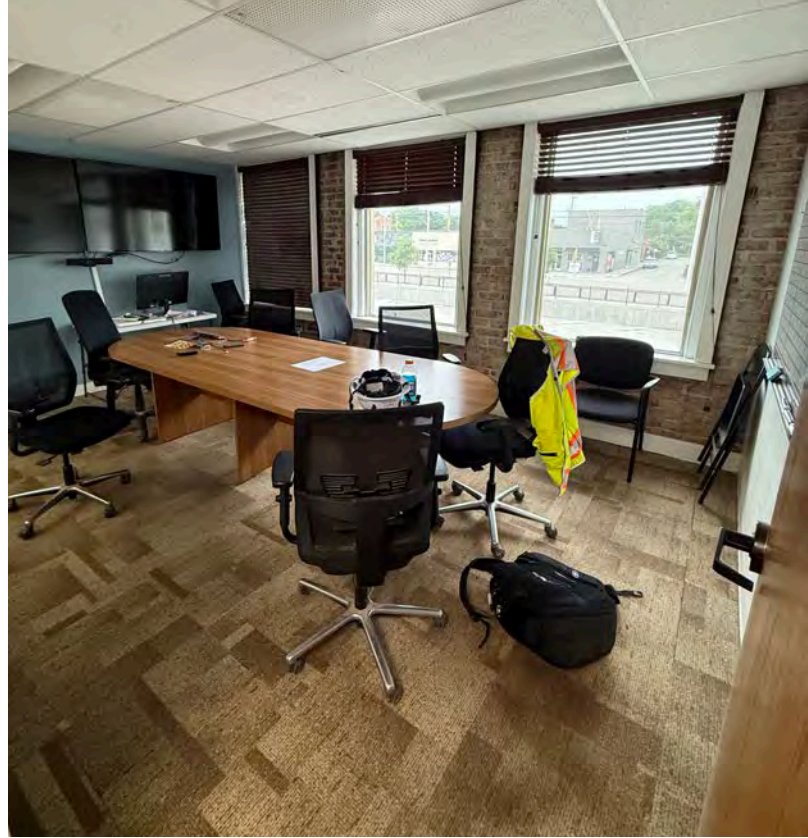


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# PROPERTY AERIAL

7431 BROADWAY STREET | OVERLAND PARK, KS 66204



POPULATION	
1-MILE	14,671
3-MILE	96,585
5-MILE	247,707



DAYTIME POPULATION	
1-MILE	9,438
3-MILE	62,924
5-MILE	194,728



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$137,618
3-MILE	\$151,894
5-MILE	\$121,045