



## Corbin Park

6901 W 135th St, Overland Park, KS 66223



### Christian Keisler

Monument Real Estate

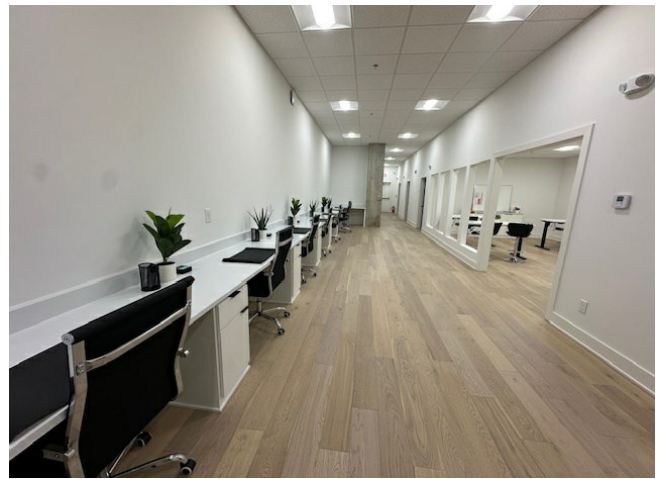
529 Commercial St, Suite 1, Emporia, KS 66801

[ckeisler07@gmail.com](mailto:ckeisler07@gmail.com)

(620) 757-5519

# Corbin Park

\$22.55 /SF/YR



Rental Rate:	\$22.55 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	20,875 SF
Year Built:	2010
Walk Score ®:	68 (Somewhat Walkable)
Rental Rate Mo:	\$1.88 /SF/MO

## Ground Ste B-29 & B-31

Space Available	5,383 SF
Rental Rate	\$22.55 /SF/YR
Date Available	March 06, 2025
Service Type	Plus All Utilities
Space Type	Sublet
Space Use	Office/Retail

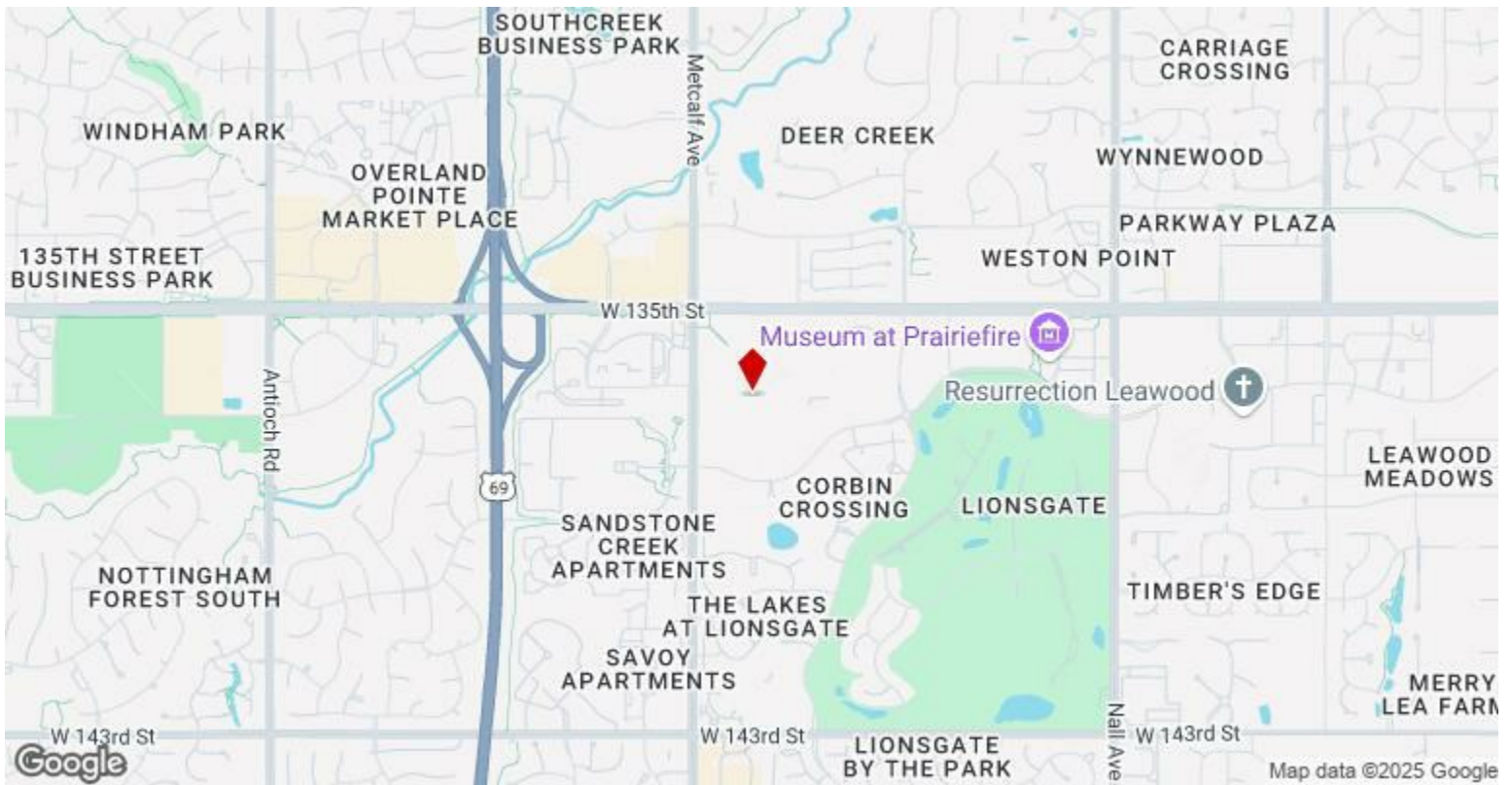
Prime 5,000+ Sq. Ft. Office Space for Lease – High-Traffic Location! This beautifully finished office space offers over 5,000 sq. ft. of premium workspace, featuring multiple private offices, open collaborative areas, and high-end finishes throughout. Currently utilized as a real estate office, this versatile property is perfect for a wide range of professional uses, including law firms, medical practices, financial services, co-working spaces, and more. Situated in a high-visibility location with massive foot and vehicle traffic, this space ensures maximum exposure for your business. Large windows provide abundant natural light, creating a bright and inviting work environment. The layout offers a perfect blend of private offices and open-concept areas, allowing for flexible configurations to meet your specific needs. Key Features: 5,000+ Sq. Ft. of beautifully finished office space? Multiple private offices + open work areas? High-end finishes and modern design? Prime location with significant foot & vehicle traffic? Ideal for professional services, creative firms, medical offices, and more? Move-in ready with flexible leasing options. This is a rare opportunity to secure a turnkey office space in a thriving business district. Contact us today to schedule a private tour and explore the possibilities for your business!

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
AT&T	-	
BluSky Salon Suites	-	
JCPenney	-	
Lifetime Fitness Salon And Spa	-	
Polished Nails & Wax	-	September 2026
Sephora	-	
Subzero Nitrogen Ice Cream	-	June 2019

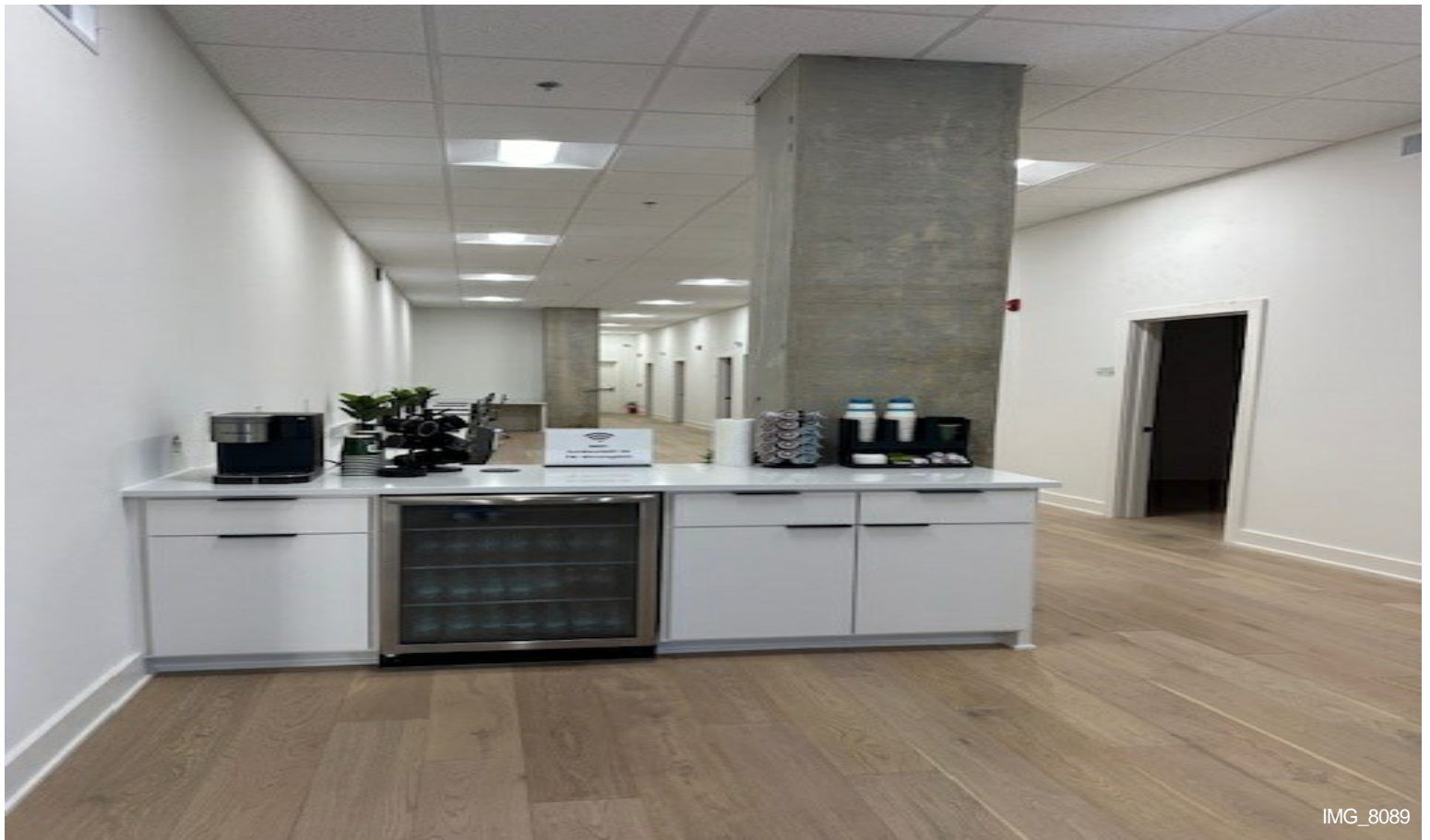


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# Property Photos



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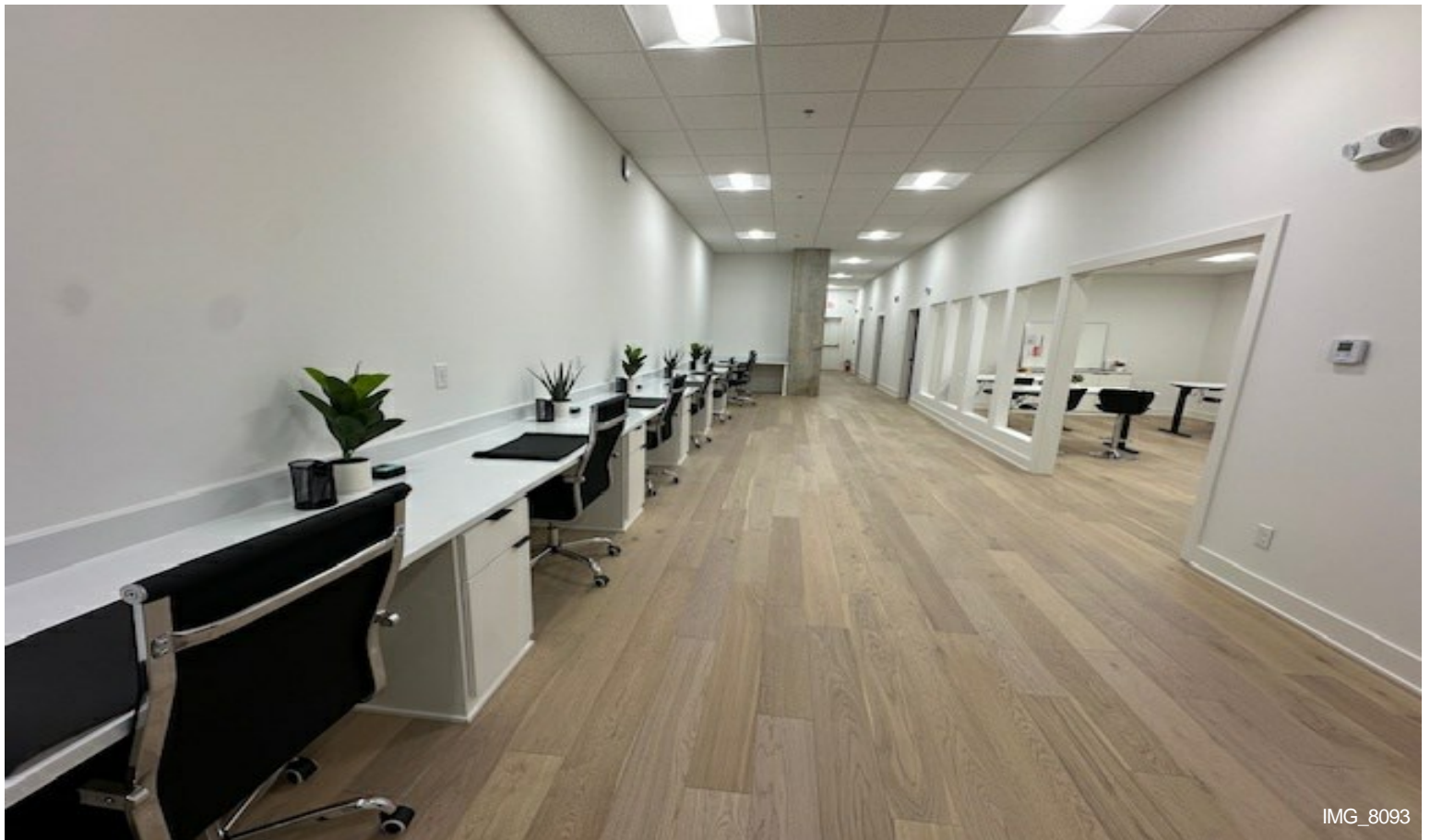


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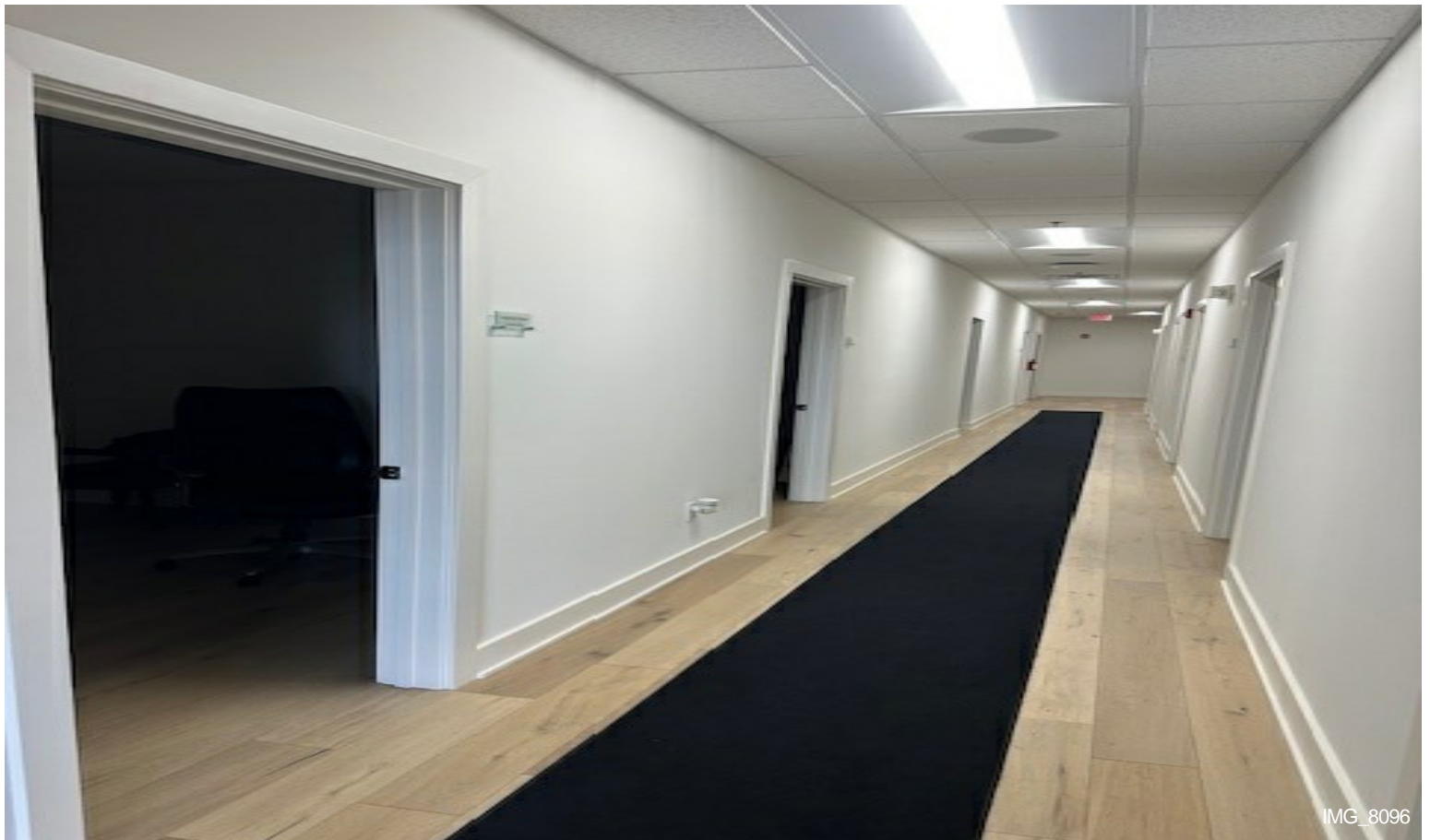


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# Property Photos



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# Property Photos



# Property Photos



images-4



## CORBIN PARK BUILDING B4

6917 W 135TH ST  
OVERLAND PARK, KS

Building Photo