

FOR SALE - OWNER USER OPPORTUNITY

W

8595 COLLEGE BOULEVARD

WATERFORD
PROPERTY COMPANY LLC

OVERLAND PARK, KS



- 33,073 rentable square foot building
- Near I-435 at College and Antioch
- 26,693 square feet available for owner user
 - Entire second floor: 19,330 square feet
 - First floor: 7,363 square feet
- Immediately adjacent to restaurants and other College Boulevard amenities
- 4/1,000 parking ratio, including 15 covered spaces
- Sale Price: \$5,000,000 (\$151.18/RSF)

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Joe O'Connor

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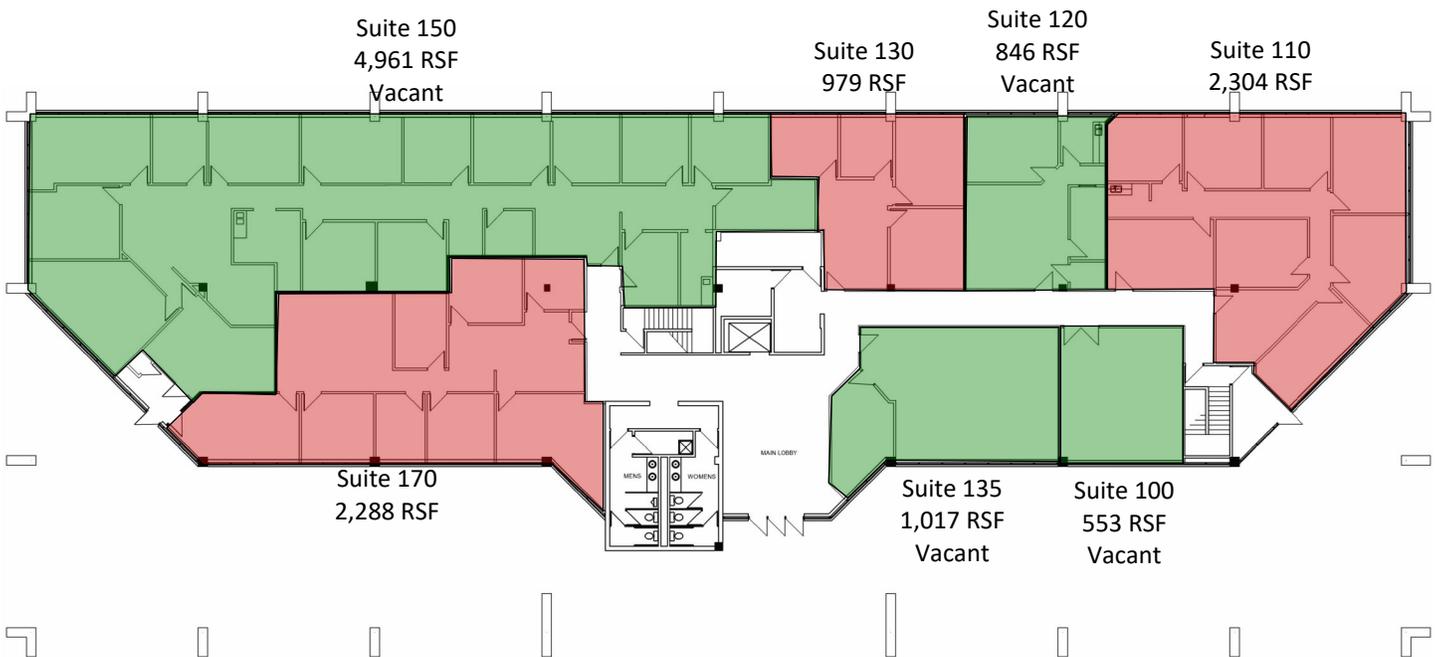
Matthew Burcham

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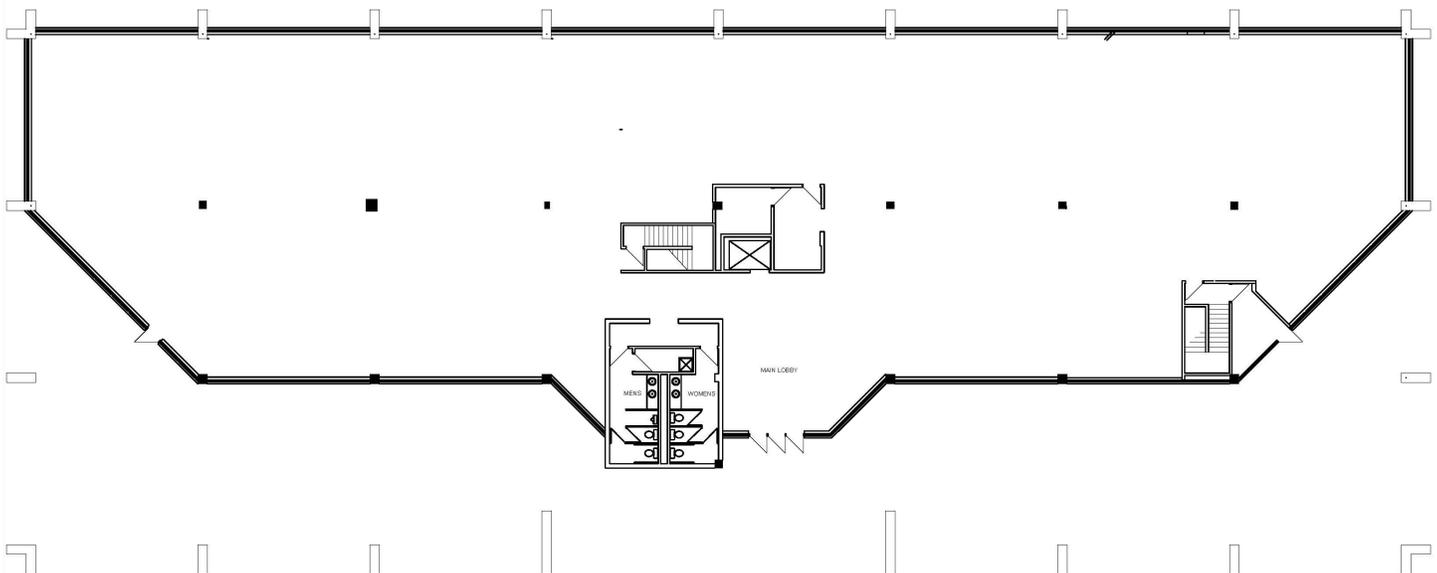
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AVAILABLE SPACE

1st Floor - 13,743 rentable square feet



1st Floor - open plan



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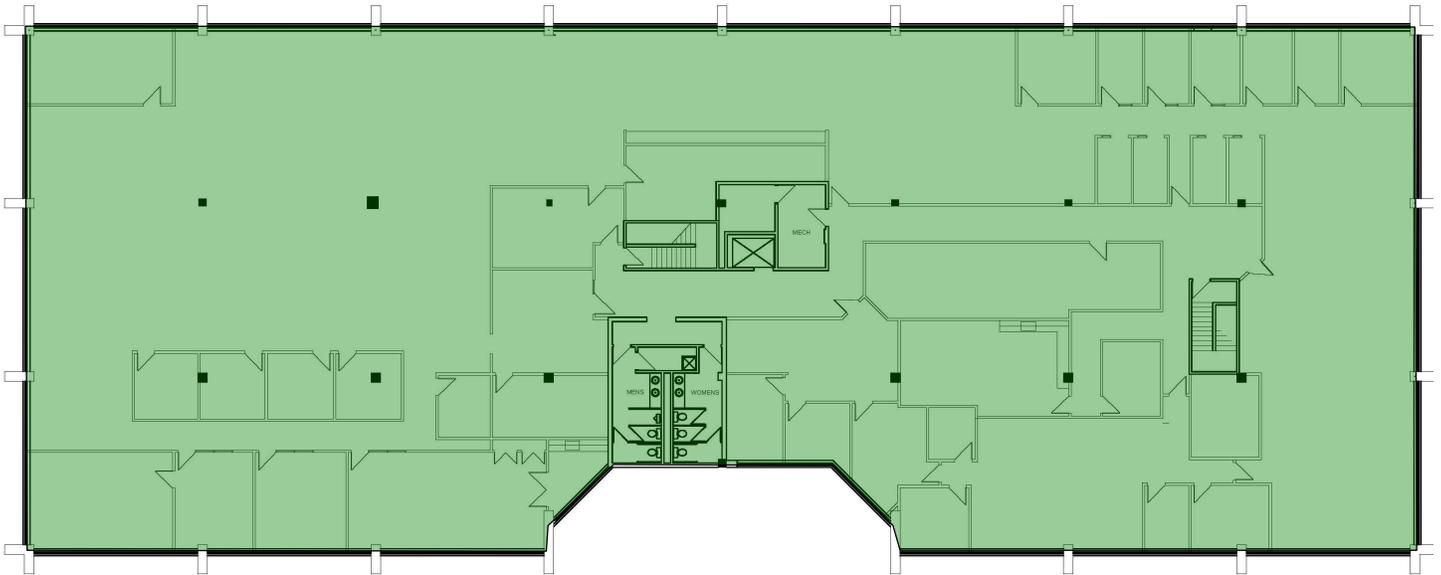
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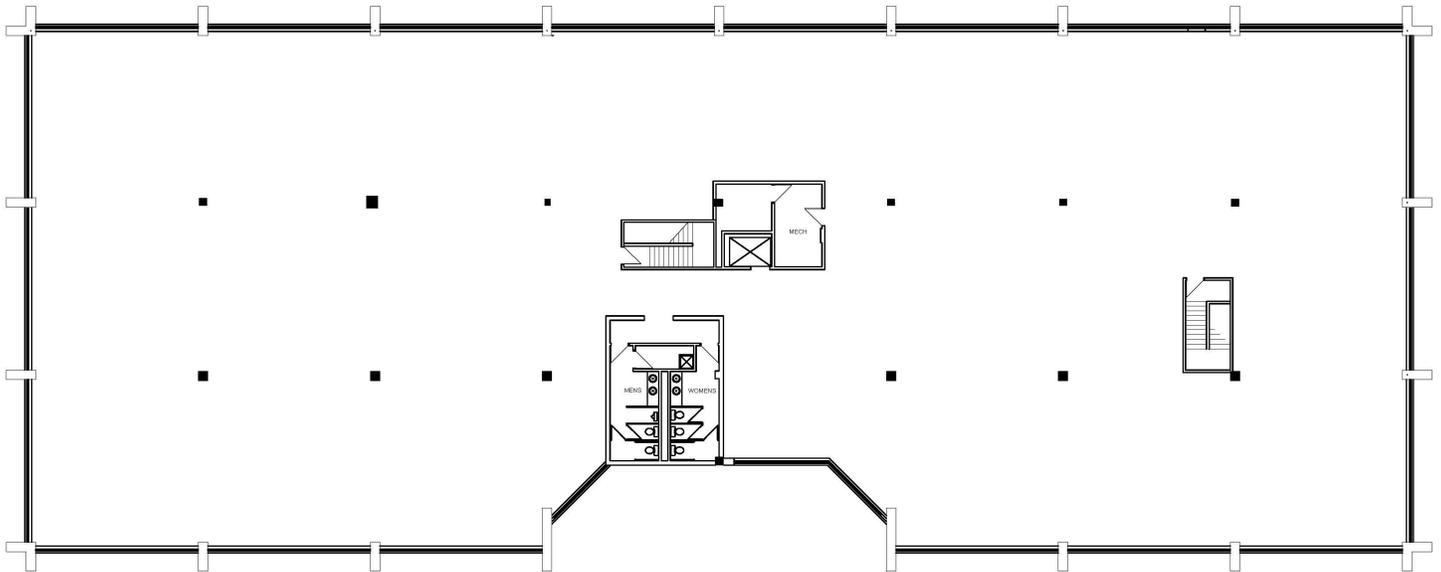
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AVAILABLE SPACE

2nd Floor - 19,330 square feet available for owner user



2nd Floor - open plan



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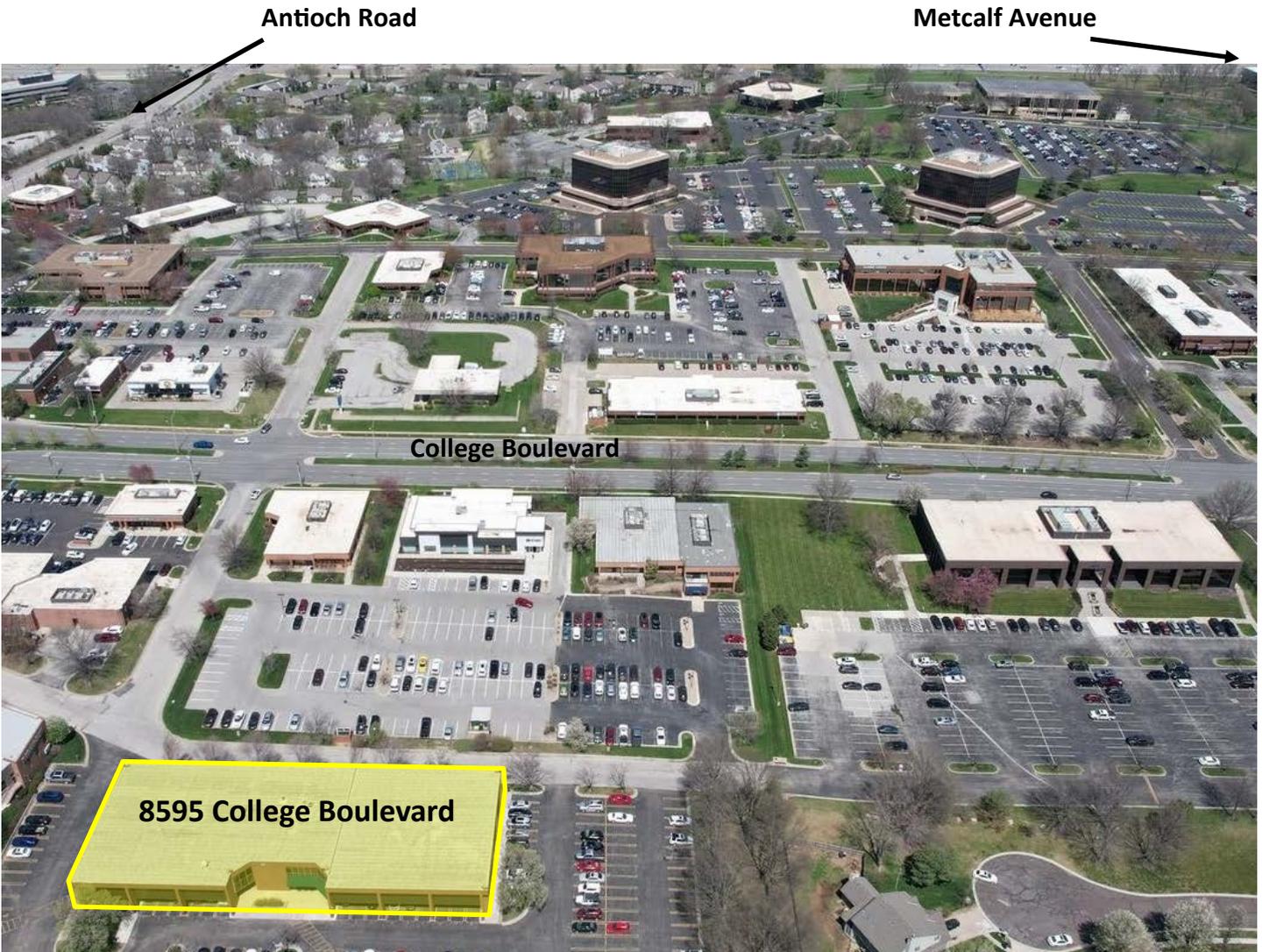
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BUILDING AND LOCAL AERIAL



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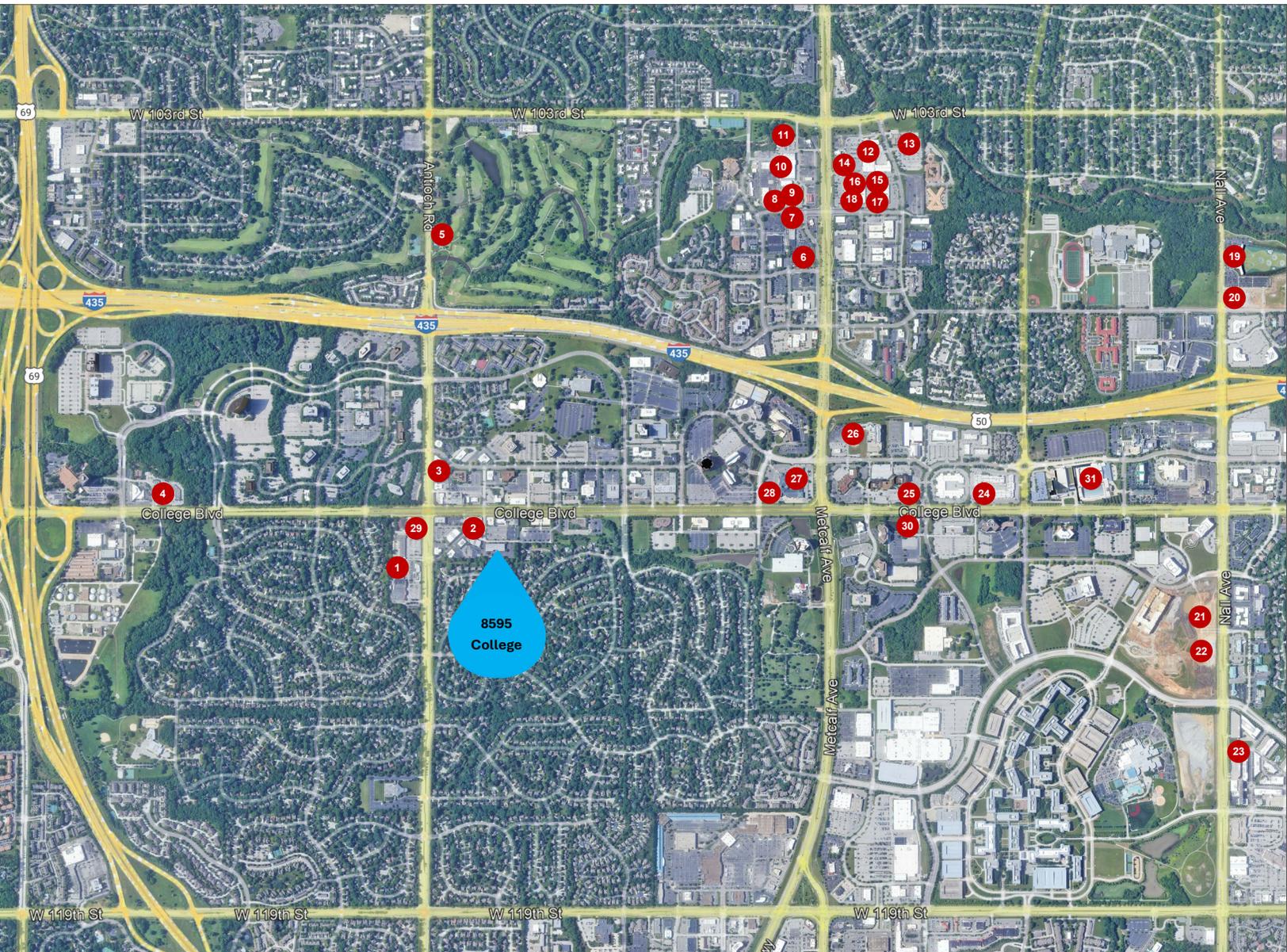
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AERIAL MAP & AMENITIES



- | | | | |
|-----------|---|-----------|--|
| 1 | The Big Biscuit | 17 | Touch of Asia |
| 2 | LaMars Donuts and Coffee | 18 | Teriyaki Madness |
| 3 | Q39 South | 19 | Top Golf |
| 4 | Chipotle and Garrozzo's | 20 | QuikTrip |
| 5 | Brookridge Golf & Country Club | 21 | Chick-Fil-A |
| 6 | Carrabba's Italian Grill | 22 | Whataburger |
| 7 | Bury the Hatchet Axe Throwing | 23 | Park Place Shopping Center |
| 8 | El Fogon | 24 | Tick Tock Escape Room |
| 9 | Seasonal Concepts | 25 | Coach's Bar & Grill |
| 10 | Tous les Jours | 26 | iFly Indoor Skydiving Kansas City |
| 11 | Jose Peppers | 27 | Panera Bread |
| 12 | WalMart Neighborhood Market | 28 | Shack Breakfast & Lunch |
| 13 | Genesis Health Club | 29 | QuikTrip |
| 14 | Jack in the Box | 30 | Potbelly Sandwich Shop |
| 15 | Choga | 31 | Overland Park Convention Center |
| 16 | Buffalo Wild Wings | | |