

3401 COLLEGE BLVD
LEAWOOD, KS

AREA
REAL ESTATE ADVISORS



OFFICE HIGHLIGHTS:



Class A office space available:

Suite 220: 3,795 SF

Suite 250: 4,858 SF

\$27.00 PSF, Full-Service

Abundant surface parking

Located at the prominent intersection of College Boulevard & Tomahawk Creek Parkway with 20,287 Cars per day

Minutes from I-435 along with numerous retailers, restaurants and walking trails

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

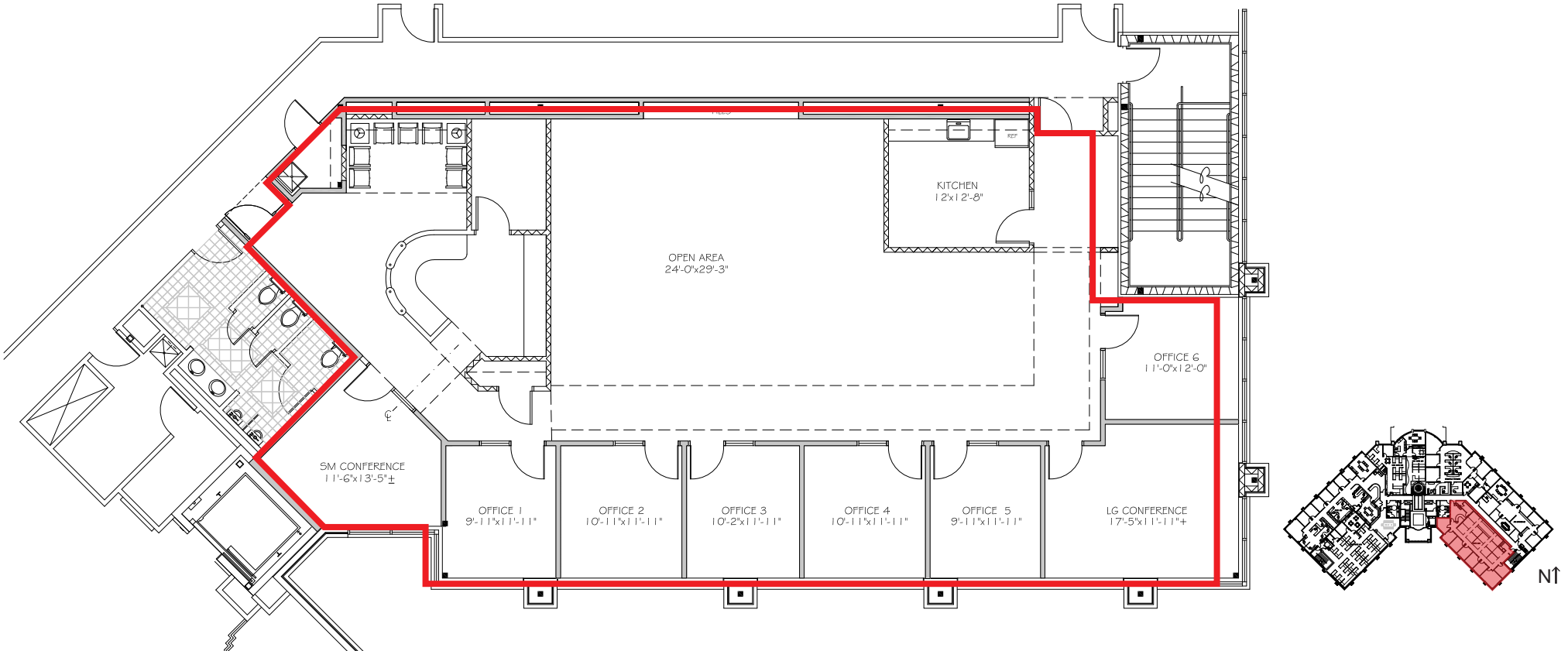
P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

SUITE 220 POTENTIAL SPACE PLAN:



- > 3,795 SF
- > 7 offices on glass
- > 1 conference room
- > Reception
- > Break area/kitchen
- > Open space with 12 workstations or small collaborative living spaces
- > Filing area
- > Small storage room



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

INTERIOR PHOTOS - SUITE 220:

Professional, upscale build-out with custom-made workstations

AREA
REAL ESTATE ADVISORS



COMMON AREA



RECEPTION



CUSTOM WORKSTATION



BREAK AREA



SMALL OFFICE



COMMON AREA

AREA REAL ESTATE ADVISORS

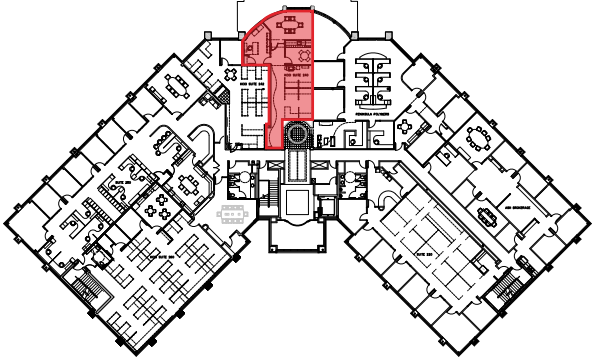
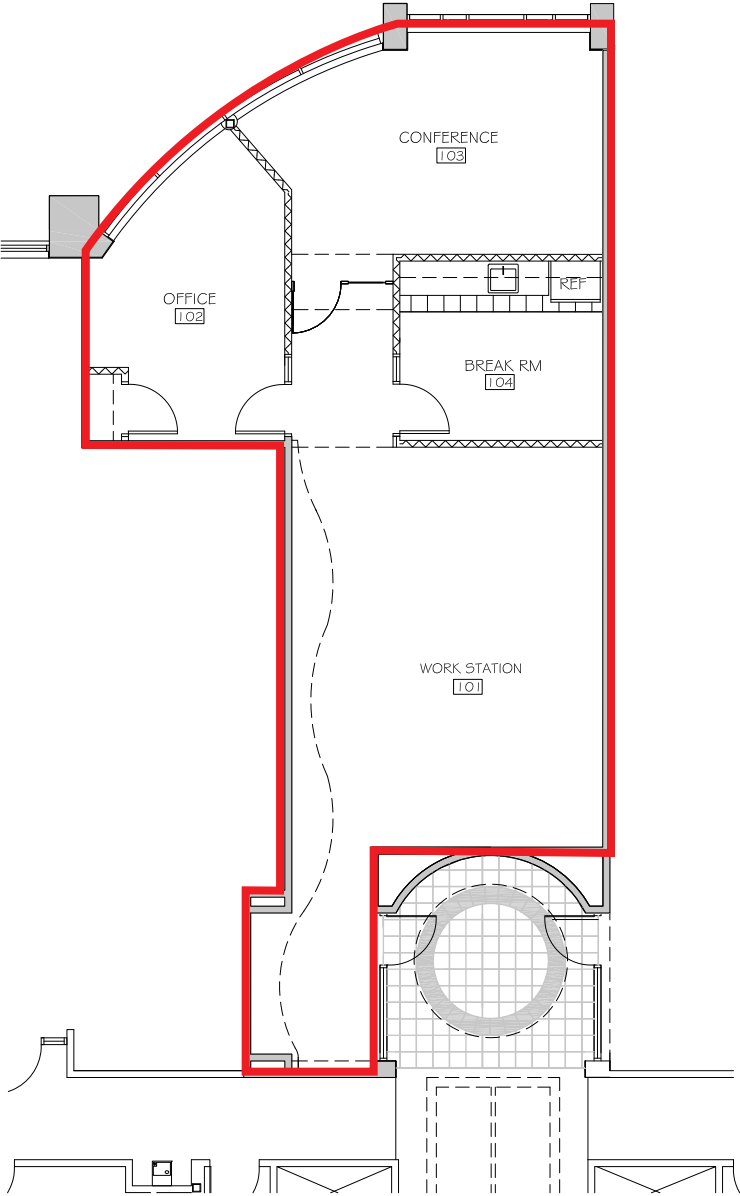
A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

SUITE 240 PLAN:

- > 1,436 SF
- > Bullpen
- > Break area
- > Conference Room
- > Office/Conference Room



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

INTERIOR PHOTOS - SUITE 240:



SUITE ENTRANCE



COMMON AREA



BREAK AREA



OPEN OFFICE

AREA REAL ESTATE ADVISORS

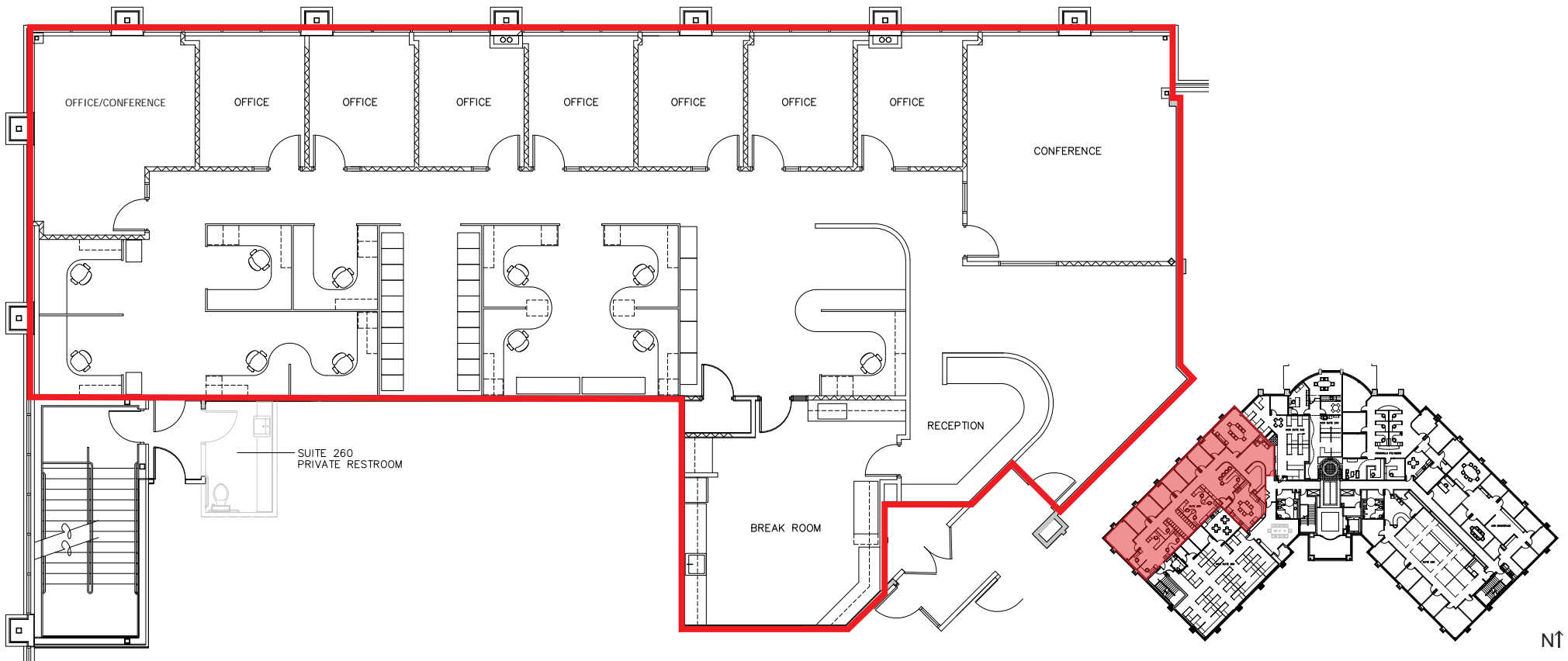
A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

SUITE 250 PLAN:

- > 4,858 SF
- > 7 - 8 offices on glass
- > 1 - 2 conference rooms
- > Reception & waiting
- > Break room / kitchen
- > Open office



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

INTERIOR PHOTOS - SUITE 250:



OPEN OFFICE



OPEN OFFICE



BREAK AREA



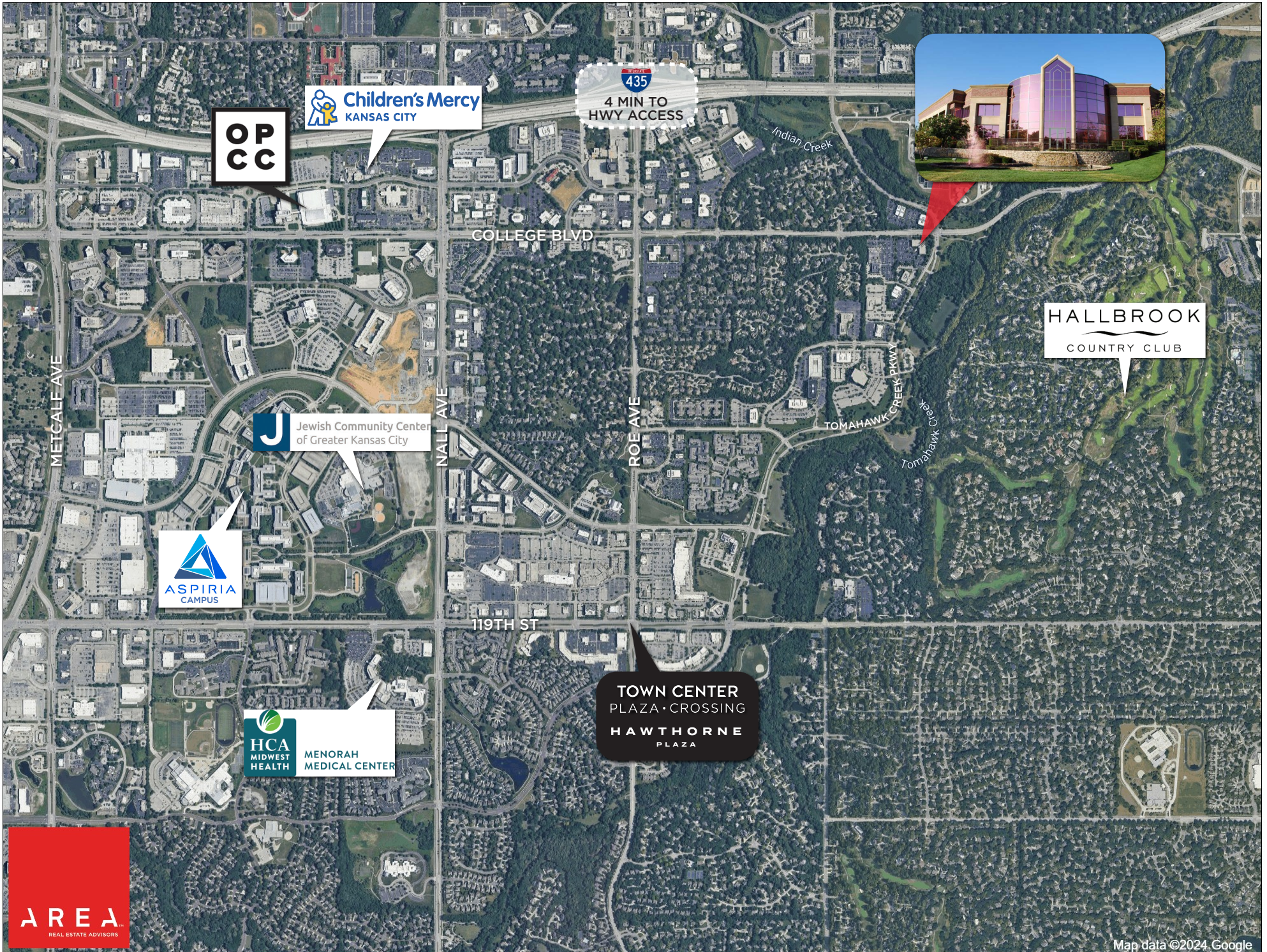
BREAK AREA

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.



OPCC

Children's Mercy
KANSAS CITY

4 MIN TO HWY ACCESS



HALLBROOK
COUNTRY CLUB

J Jewish Community Center
of Greater Kansas City

ASPIRIA
CAMPUS

HCA
MIDWEST HEALTH
MENORAH
MEDICAL CENTER

TOWN CENTER
PLAZA · CROSSING
HAWTHORNE
PLAZA

AREA
REAL ESTATE ADVISORS

Map data ©2024 Google

MORE INFORMATION:

JAY HAWKINS

D 816.895.4808

E JHAWKINS@OPENAREA.COM

TIM SCHAFFER

D 816.876.2535

E TSCHAFFER@OPENAREA.COM

AREA
REAL ESTATE ADVISORS



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.