



**OFFICE SPACE FOR LEASE**  
**3401 COLLEGE BLVD**  
**LEAWOOD, KS**

# OFFICE HIGHLIGHTS:

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Class A office space available:

Suite 250: 4,858 SF

\$27.50 PSF, Full Service

Abundant surface parking

Located at the prominent intersection of College Blvd & Tomahawk Creek Pwky with 20,287 cars per day

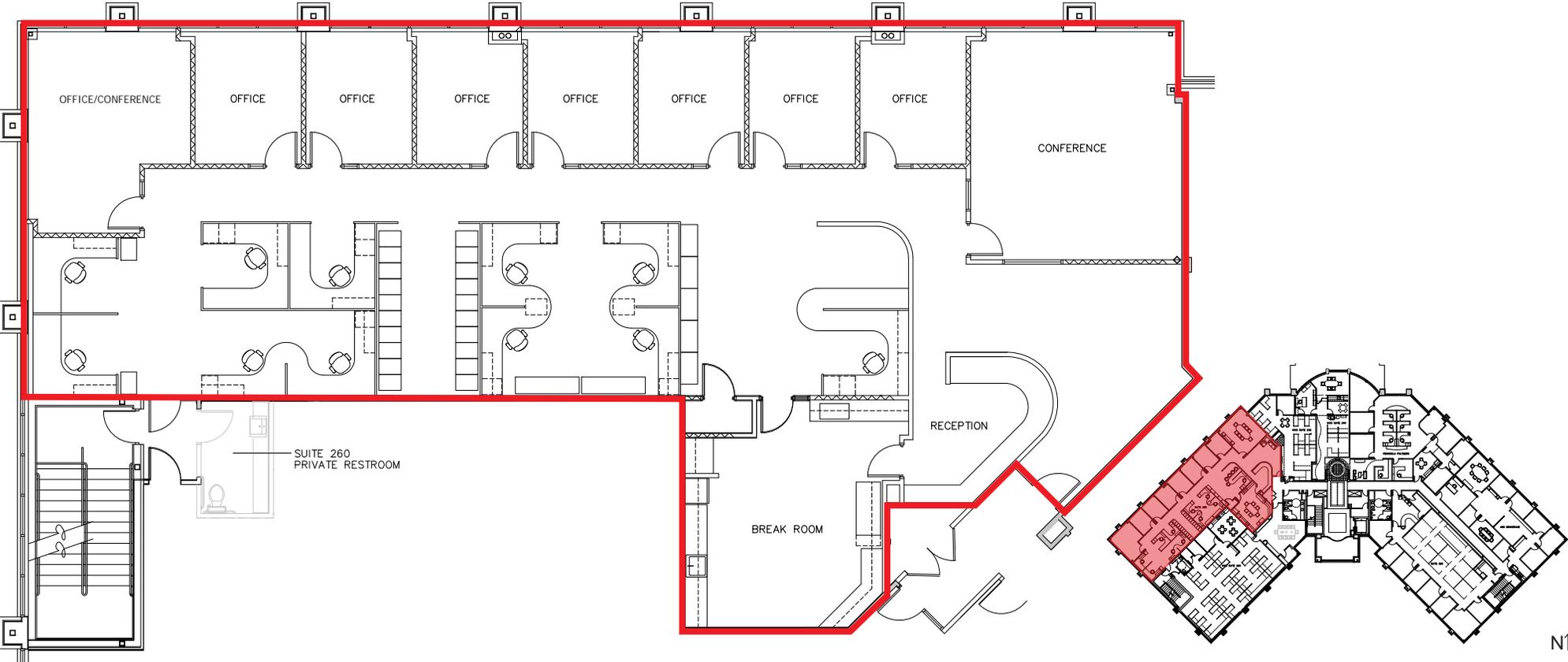
Minutes from I-435 along with numerous retailers, restaurants and walking trails



# SUITE 250 PLAN

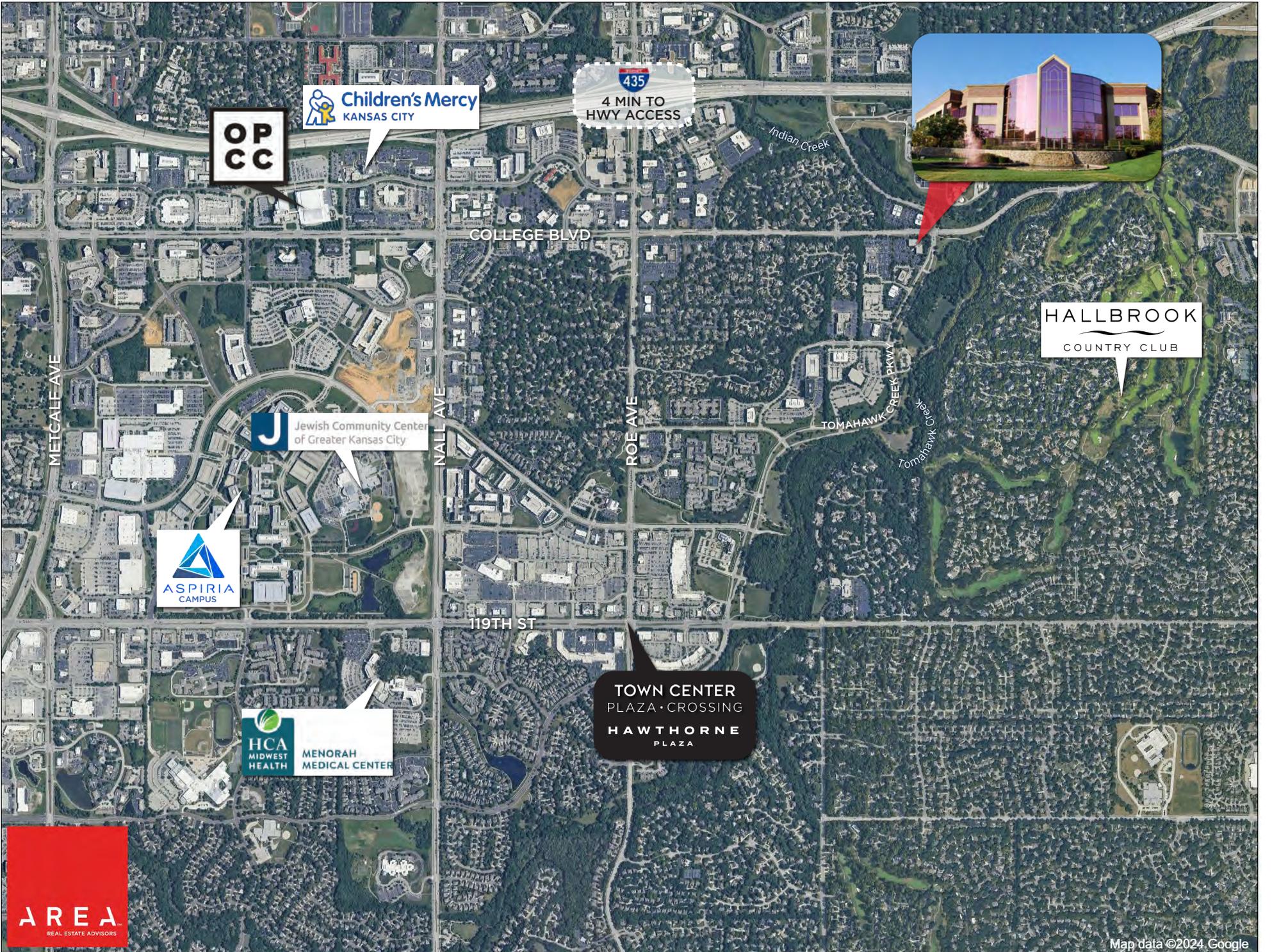


- > 4,858 SF
- > 7 - 8 offices on glass
- > 1 - 2 conference rooms
- > Reception & waiting
- > Break room / kitchen
- > Open office



# INTERIOR PHOTOS - SUITE 250





OPCC

Children's Mercy  
KANSAS CITY

435  
4 MIN TO  
HWY ACCESS

COLLEGE BLVD

J  
Jewish Community Center  
of Greater Kansas City

ASPIRIA  
CAMPUS

119TH ST

HCA  
MIDWEST  
HEALTH  
MENORAH  
MEDICAL CENTER

TOWN CENTER  
PLAZA · CROSSING  
HAWTHORNE  
PLAZA

HALLBROOK  
COUNTRY CLUB

AREA  
REAL ESTATE ADVISORS

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# MORE INFORMATION

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