



Apex
435

OFFICE SPACE

FOR
LEASE

ONE BLOCK NORTH OF COLLEGE BLVD.
10881 LOWELL AVE. OVERLAND PARK, KS 66210

ABOUT THE PROPERTY

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- APEX435 features three renovated office buildings with modern amenities including: a fitness center, company kitchen and ample parking for all three buildings



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 BRAIN GROUP

FEATURES & AMENITIES

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- ▶ 24 HOUR ACCESS
- ▶ PROPERTY MANAGER ON SITE
- ▶ FITNESS CENTER
- ▶ AIR CONDITIONING
- ▶ TENANT CONTROLLED HVAC

- ▶ COURTYARD
- ▶ BUILDING & MONUMENT SIGNAGE AVAILABLE
- ▶ HIGHWAY VISIBILITY
- ▶ 3 MIN. TO HWY I-435
- ▶ REDUNDANT POWER THROUGHOUT

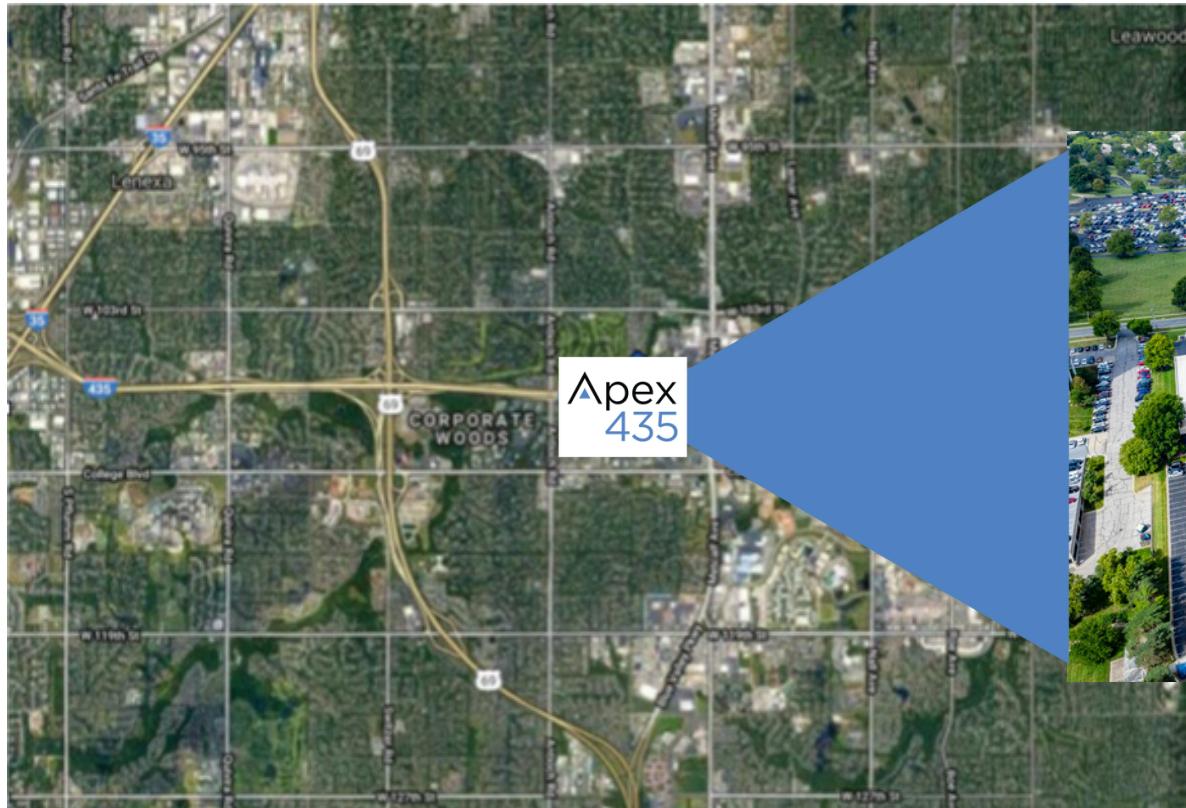
- ▶ LOCAL OWNERSHIP & PROPERTY MANAGEMENT
- ▶ COMPANY KITCHEN
- ▶ FOODSBY DELIVERY PARTNERSHIP
- ▶ COVERED PARKING
- ▶ PUBLIC PARK 1 BLOCK AWAY

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LOCATION

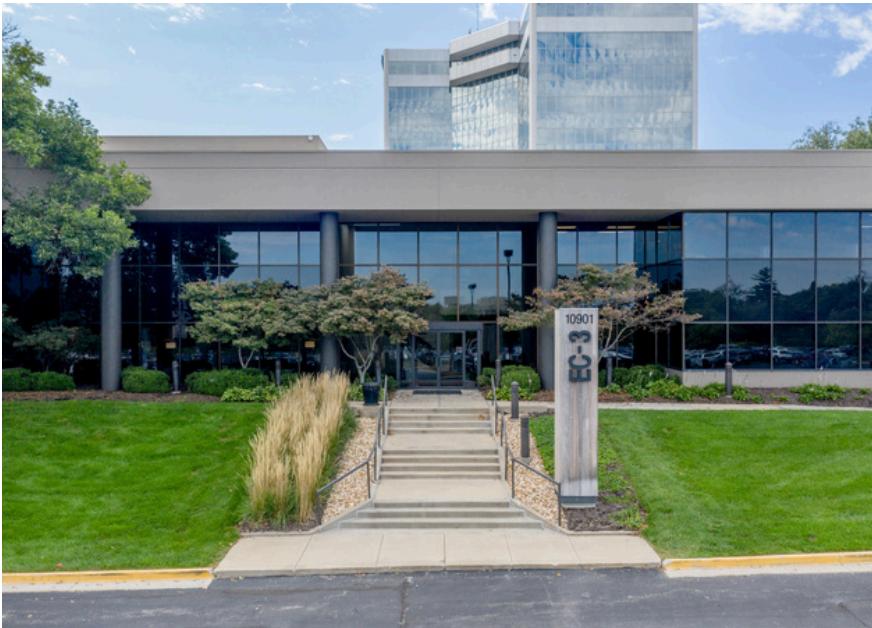
- ▶ Located in Overland Park, KS, APEX 435 sits right off of I-435, one block north of College Boulevard on Lowell Ave. The site is highly accessible, surrounded by retail and service options to meet a modern workforce's daily needs.



10881 LOWELL AVE. OVERLAND PARK, KS 66210

PROPERTY FACTS

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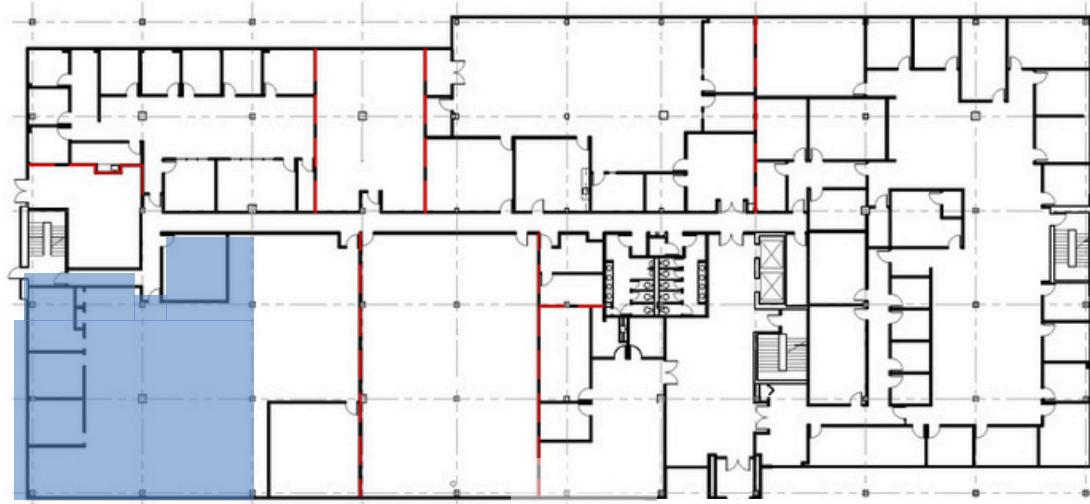
- ▶ RENTAL RATE: \$24/SF/YR
- ▶ TOTAL SPACE AVAIL.: 46,770 SF
- ▶ MIN. DIVISIBLE: 1,422 SF
- ▶ MAX. CONTIGUOUS: 36,000 SF
- ▶ BUSINESS PARK TYPE: OFFICE PARK
- ▶ PARKING: AVAILABLE AT 4.5 PER 1,000

10881 LOWELL AVE. OVERLAND PARK, KS 66210

AVAILABLE SPACE

BUILDING 1(10881 LOWELL)/1ST & 2ND FLOOR

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SUITE 150

- ▶ RENTAL RATE:\$24/SF/YR
- ▶ SPACE TYPE: RELET LEASE
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ TERM: 5-10 YEARS DATE
- ▶ SPACE AVAILABLE: 3,440 SF
- ▶ AVAILABLE: NOW

Suite 150
Available
3,440 RSF

Suite 220
Available Q1 2026
20,453 RSF



SUITE 220

- ▶ RENTAL RATE:\$24/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ SPACE AVAILABLE: 20,453 SF
- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: Q1 2026

BUILDING 1(10881 LOWELL)/ 3RD FLOOR

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SUITE 300

- SPACE TYPE: RELET LEASE
- TERM: 5-10 YEARS DATE
- AVAILABLE: Q1 2026
- RENTAL RATE: \$24/SF/YR
- SERVICE TYPE: FULL SERVICE
- SPACE AVAILABLE: 36,000 SF



Suite 300
Available Q1 2026
36,000 RSF

BUILDING 2 (10895 LOWELL)/1st FLOOR

Apex
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SUITE 125

- ▶ RENTAL RATE:\$24/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 4,200 SF
- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: 3.1.2026

Suite 125
Available 3.1.2026
4,200 SF



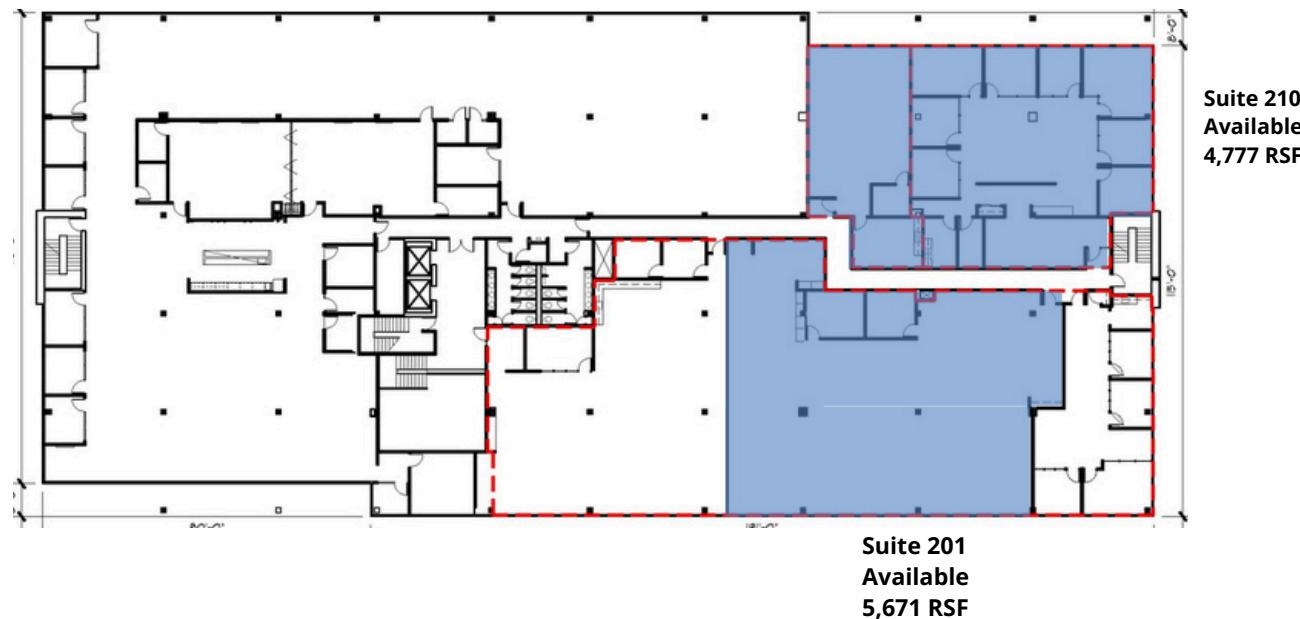
BUILDING 2 (10895 LOWELL)/2ND FLOOR

SUITE 201

- ▶ RENTAL RATE: \$24/SF/YR
- ▶ SPACE TYPE: RELET
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ LEASE TERM: 5-10 YEARS
- ▶ SPACE AVAILABLE: 5,671 SF
- ▶ DATE AVAILABLE: NOW

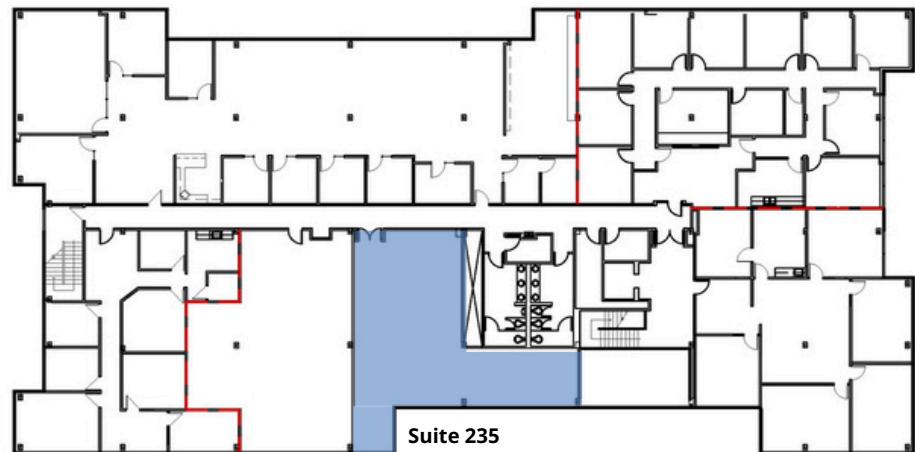
SUITE 210

- ▶ RENTAL RATE: \$24/SF/YR
- ▶ SPACE TYPE: RELET
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ LEASE TERM: 5-10 YEARS
- ▶ SPACE AVAILABLE: 4,777 SF
- ▶ DATE AVAILABLE: NOW



BUILDING 3 (10901 LOWELL)/1ST & 2ND FLOOR

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SUITE 235

- ▶ RENTAL RATE: \$23/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 1,422 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: NOW

SUITE 100

- ▶ RENTAL RATE: \$23/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 7,430 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: 2.01.2026



Suite 100
Available
7,430 RSF

10901 LOWELL AVE. OVERLAND PARK, KS 66210

 BRAIN GROUP



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