



**For Sale**

# Corporate Lakes Office Building

**6710 W 121st Street, Overland Park, Kansas**

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**NEWMARK**  
ZIMMER

**Thomas Gentry**

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# PROPERTY HIGHLIGHTS

**6710 W 121st Street  
Overland Park, Kansas**

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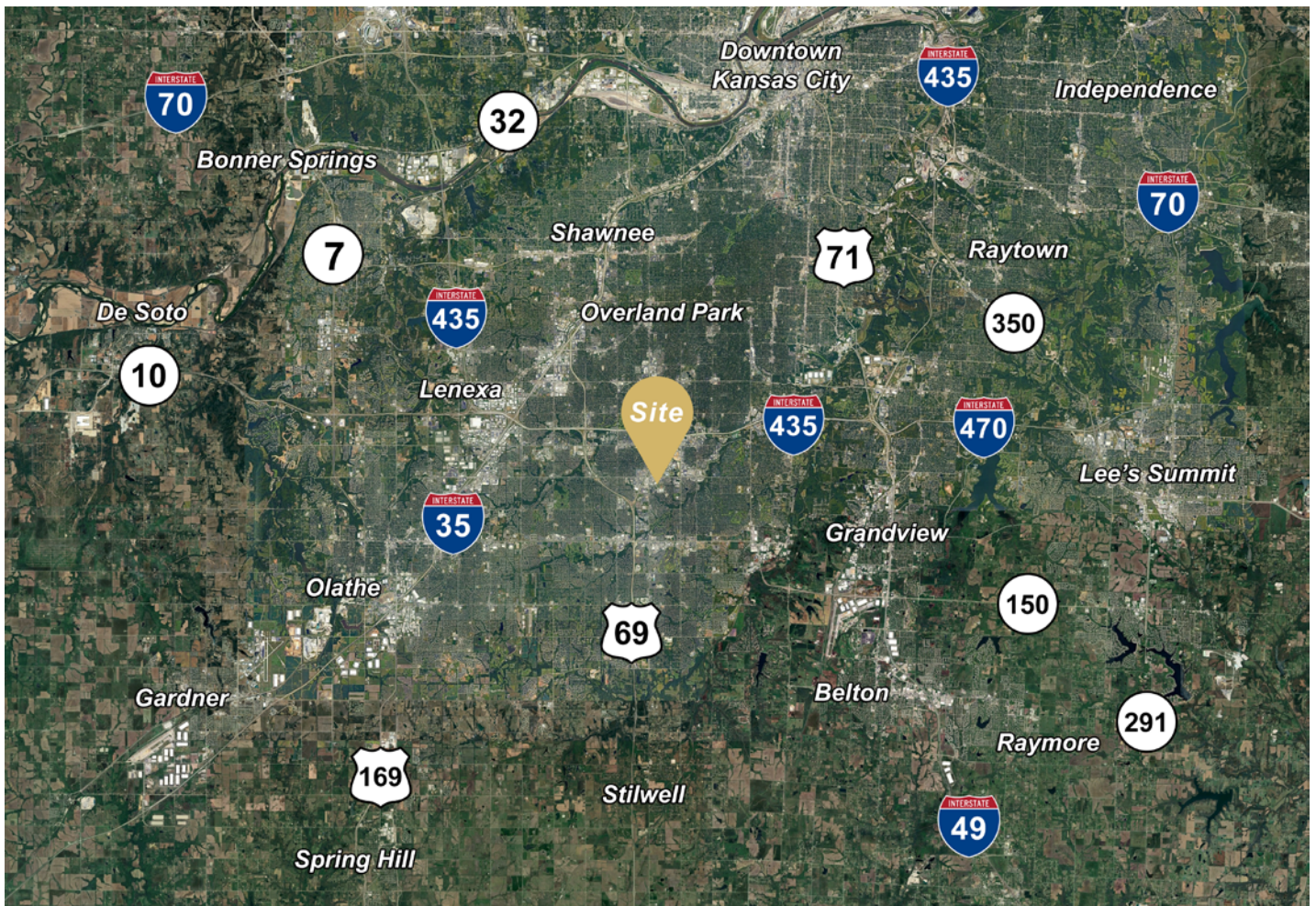


## **Free-Standing Building**

- 12,000 sf building
- High-end finishes throughout
- First and second story outdoor patios
- Property overlooks pond
- Easy access to I-435 and 69 Highway
- Near numerous shopping and dining amenities
- Monument signage
- Excellent owner-user opportunity
- New roof installed in 2019
- New skylights installed in 2024
- Seven (7) of the eight (8) HVAC units replaced within the past five (5) years
- 50 (±) parking spaces (4.16/1,000)
- Sale price \$2,760,000



# PROPERTY LOCATION





# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION OVERVIEW



## OVERLAND PARK

Overland Park is consistently recognized among the best in the nation for quality of life attributes and business environment. Its highly educated residents enjoy an abundance of employment opportunities and, when they aren't on the job, plenty of leisure choices.

When incorporated as a first-class city in 1960, Overland Park comprised 13 square miles of land and it had just 28,085 residents. Today, it has expanded to more than 75 square miles and more than 192,000 residents call it home. In just 60 years, Overland Park has grown to become the state's second largest city and its economic engine. More than 10,000 businesses keep the local economy strong. With a population soon to exceed 200,000 residents, Overland Park represents about one-third of the total population of Johnson County, which is the state's most populous county. And, it is the largest suburb in the Kansas City Metro.

The tremendous growth and success of the community has not happened by chance, but is due largely to the foresight of community leaders and a progressive city government. The City has a long-standing record of fiscal responsibility based upon sound financial planning and budgeting. Fitch, Moody's, and Standard and Poor's all have given Overland Park AAA bond ratings, making it one of only 40 cities nationwide to receive this designation from all three services. The highest financial rating allows Overland Park to secure much lower interest rates on bond issues. This keeps the cost to taxpayers to a minimum. Also Independent citywide surveys show that 94% of residents surveyed are satisfied with the quality of life in Overland Park, making the city's services among the best in the metropolitan region and the nation.

**#2** Best U.S. Cities for Small Business

B2BReviews

**#2** Top 5 Places to Raise a Family in 2024

WalletHub

**#2** 10 Best Places for Families to Live in U.S.

Travel + Leisure

**#2** Best Cities to Buy a House in America

Niche

**#2** Happiest Cities in America

WalletHub

**#4** Top 25 Best Places to Live in the Midwest

Livability

**#4** Top 10 Mid-Size Cities for Starting a Career

CoworkingCafe

**#7** Top 100 Best Places to Live in the U.S.

Livability

**#8** Best Places to Live for Families

Fortune