



PROPERTY DESCRIPTION

6330 Lamar Ave is located at the border of Mission and Overland Park in North Johnson County. One of the Kansas City metro's most active and accessible commercial corridors. Surrounded by new development, the area offers exceptional visibility, connectivity and lifestyle amenities ideal for modern office users.

Nearby highlights include Merriam Grand Station Marketplace, featuring 30hop, HomeGrown KC, Starbucks, Jersey Mike's, CAVA, Shake Shack and more. Merriam Grand Station will soon be anchored by a new Trader Joe's, coming in 2026. Just minutes away, The Fieldston, a new luxury active adult community, adds energy and foot traffic to the area's growing live/work/play environment.

Tenants benefit from proximity to local dining favorites like Swig Soda Shop, The Big Biscuit, The Bar-Mission, The Peanut, Jerusalem Café, Thai Orchid, R.J.'s Bob-Be-Que, Los Gallitos and Bestea.

The site offers immediate access to I-35, Metcalf Ave, and Shawnee Mission Parkway, with just a 15-minute drive to Downtown Kansas City and 30 minutes to KCI Airport. Making it an ideal location for growing businesses in need of flexible, well-connected office space.

PROPERTY HIGHLIGHTS

- 1,500-9,000, up to 18,000 SF of flexible, modern office space (available Fall 2025)
- Private entrances, signage and branding for select suites
- Scenic campus with mature trees, lake views and walking trail
- Outdoor collaboration areas and private patios available
- Recently renovated Class B+ office building with secure access and elevator service
- Wellness-focused amenities including meditation garden, Wi-Fi lounges, EV charging and on-site coffee shop
- 65+ surface parking spaces for tenants and guests
- Strategic North Johnson County location
- Immediate access to I-35, Metcalf Avenue and Shawnee Mission Parkway
- 15 minutes to Downtown Kansas City, 30 minutes to KCI Airport
- 100% woman-owned and locally managed, affiliated with WIRED (Women In Real Estate Development)

OFFERING SUMMARY

Lease Rate:	\$20.00 - 22.00 SF/yr (Full Service)
Number of Units:	8
Available SF:	1,500 - 9,000 SF
Building Size:	50,859 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,678	41,441	125,872
Total Population	9,860	91,285	279,516
Average HH Income	\$110,128	\$114,573	\$113,188

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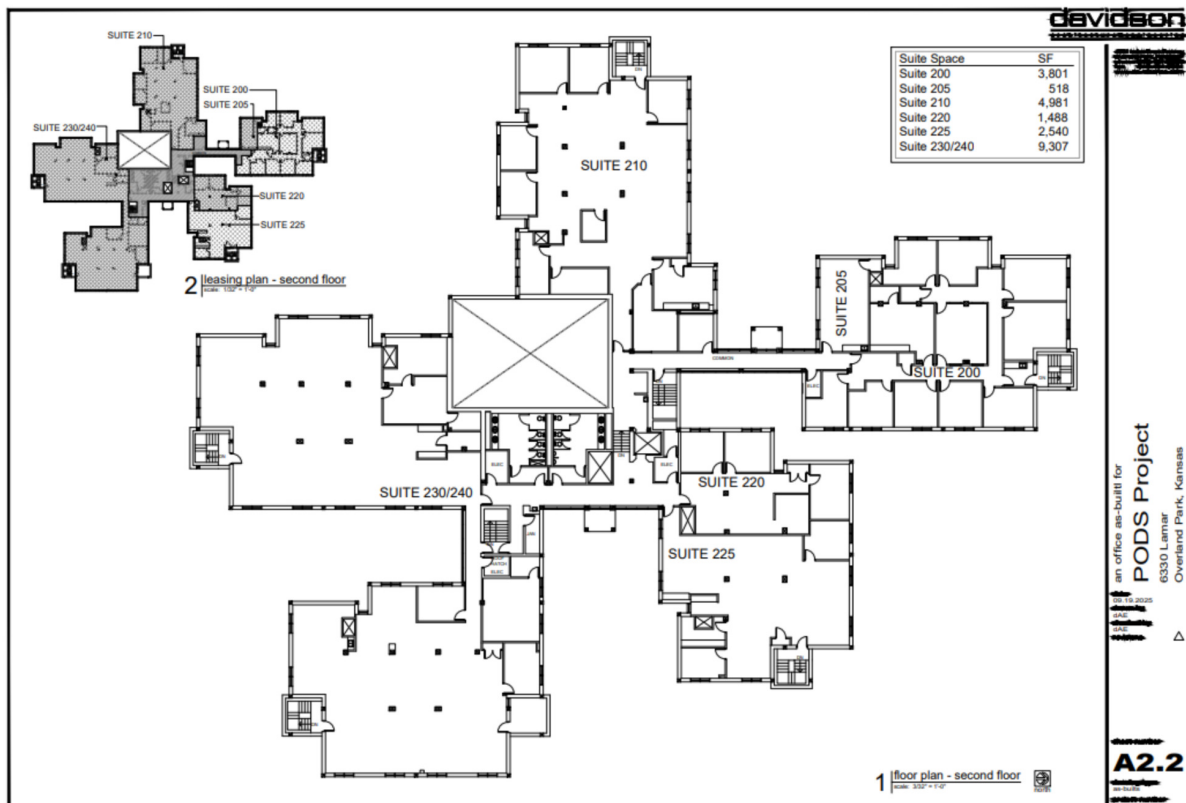
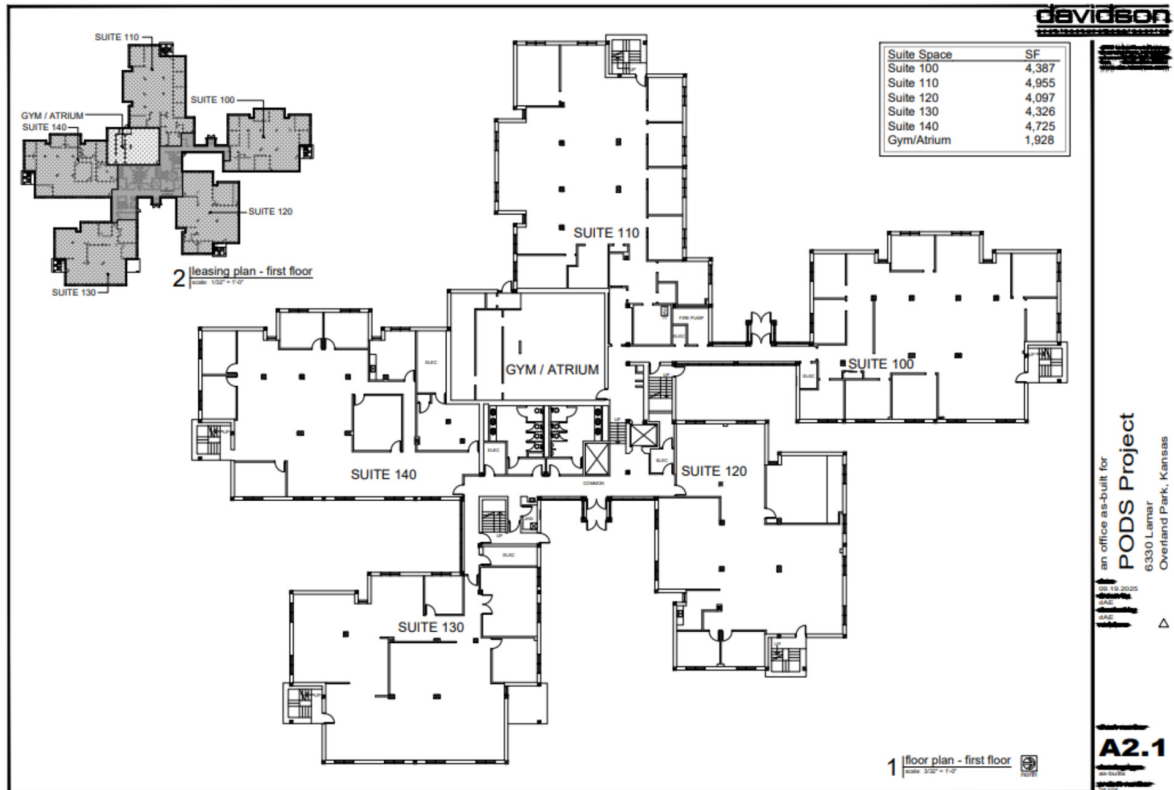
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6330 LAMAR AVE

Overland Park, KS 66202

OFFICE BUILDING
FOR LEASE



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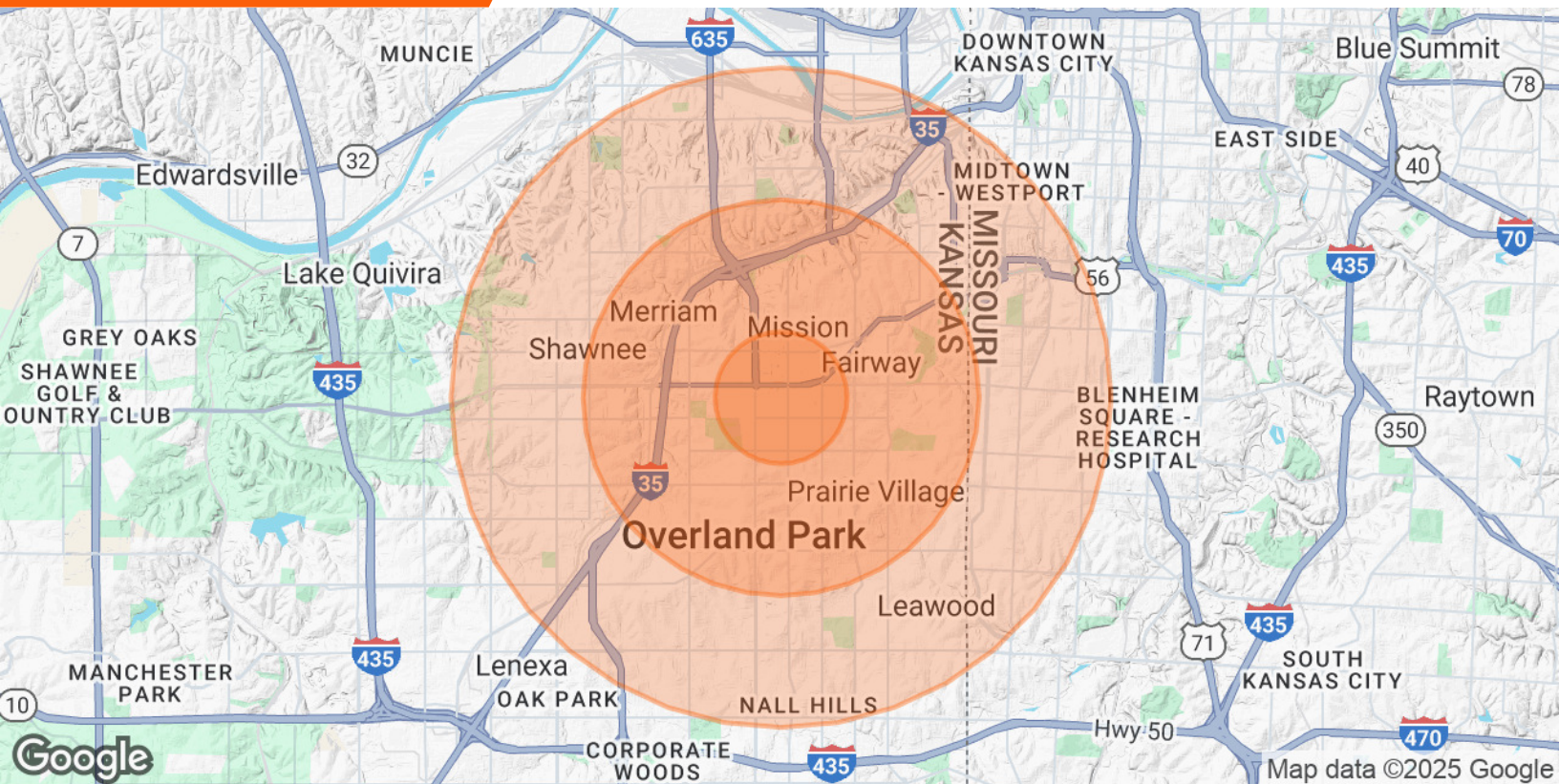


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OFFICE BUILDING
FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,860	91,285	279,516
Average Age	43	41	40
Average Age (Male)	41	39	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,678	41,441	125,872
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$110,128	\$114,573	\$113,188
Average House Value	\$381,829	\$402,810	\$377,153

Demographics data derived from AlphaMap

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