

For Lease  
4707 College Blvd - Suite 107 - 1,327 rsf

\*Shown by  
appointment  
only

Base Rental Rate \$23.50 rsf-Full Service  
\$2,598.71 per month

*Establish your office in one of these two fine, superb office buildings at 4701 & 4707 College Boulevard with courtyards, interior atriums with lots of greenery, interior skylights and very efficient layouts. Heated & cooled 24 hours a day by separate roof top units. Adequate parking available. Fiber Optics by local carriers plus antenna rooftop access is available. Join our quality, professional tenants who have leased space for years with us in the buildings. 5.5 cars per 1,000 sf leased parking ratio. Professionally managed by Colliers International and Leased by Max Wuellner, LLC, Commercial Real Estate Services*



**Join some of our  
Impressive Tenants:**

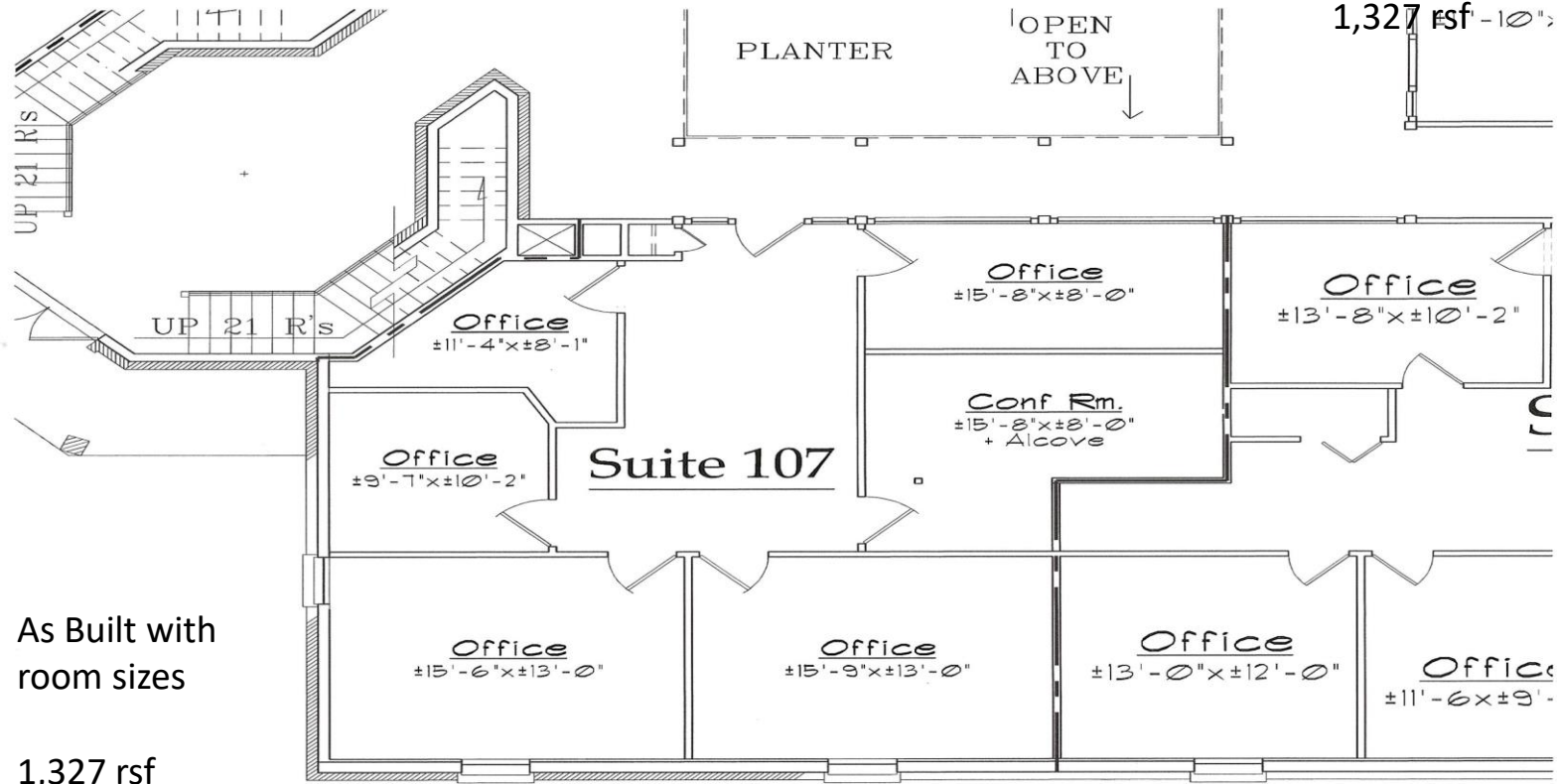
.Southern Bank  
.Baca State Farm Agency  
.Farmers Insurance Agency  
.Hallauer Law Firm  
.Winans CPA Group  
.Stuart Law Firm  
.The Task Force  
.Marsh Law Firm, LLC  
.Metro Messaging Services Inc.  
.B&B Theaters  
.Windsor Financial  
.RN Services Home Health  
.DMP Products  
.Colorado Framing & Wood LLC  
.Diversified Logistics Training  
.beYou .biodenticals

**Contact Max Wuellner, LLC  
Commercial Real Estate  
Services  
13309 w 172<sup>nd</sup> St  
Overland Park, KS 66221  
913-226-5240  
[maxwuellner@gmail.com](mailto:maxwuellner@gmail.com)**

Recently updated with new exterior paint, new mansard roof and new and beautiful skylights adding natural light to the wonderful atriums with lots of plants cleaning the air. This building and the adjacent building 4707 College Blvd (which is 100% leased) is owned by the McCaffree Financial Corporation with their headquarter building located just to the north at 4701 West 110th St. Local ownership is a value to tenants in that they make immediate decisions. 4701 & 4707 College Buildings has 50 tenants with some of them occupying their suites for over 20 years. The buildings are well maintained and have great access to I-435 and are located on College & Roe Avenue, Leawood, Kansas

# 4707 College Boulevard Building

## Suite 107



As Built with  
room sizes

1,327 rsf

Max Wuellner,  
LLC  
913-226-5240  
maxwuellner@g  
mail.com

## Lease Space Plan

1/8" = 1'-0"



# NSPJ

NEARING STAATS PRELOGAR & JONES AIA CHARTERED  
ARCHITECTS

365W 75<sup>TH</sup> ST, STE 201  
www.nspjarch.com  
PRAIRIE VILLAGE, KANSAS 66208  
PHONE 913.831.1415 FAX 913.831.1583

Date:  
Nov. 22, 2023  
Job No.  
305099-2  
Sheet No.

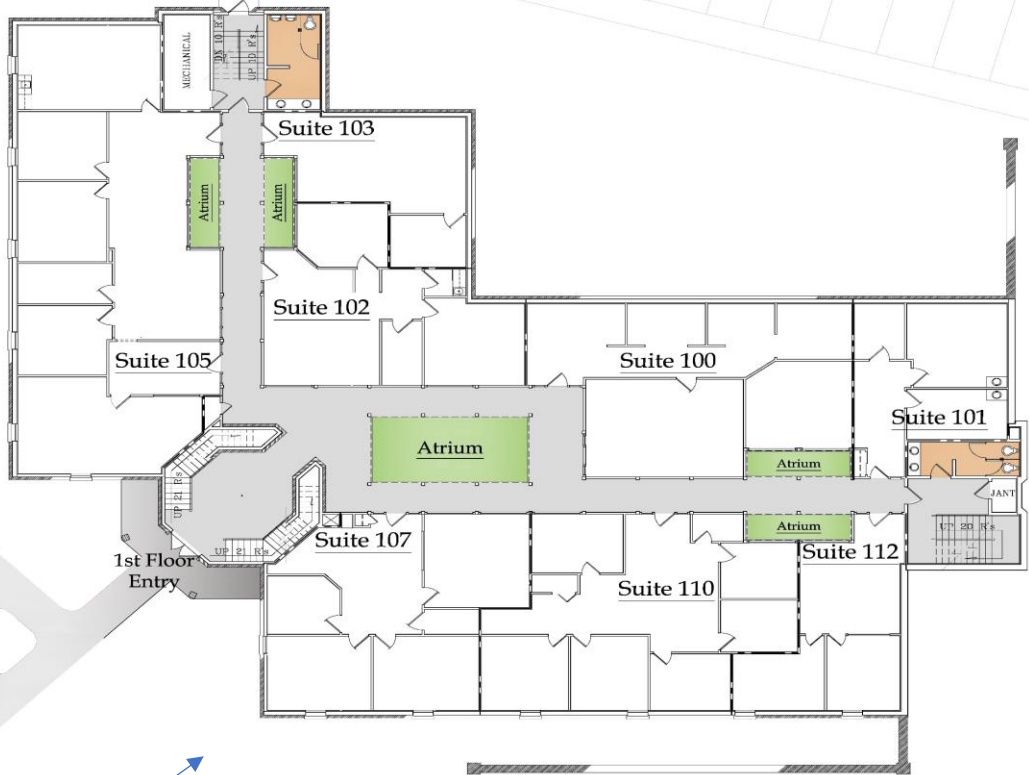
1 of One

# Leawood Corporate Manor - Building #2

4707 College Blvd. Leawood, Ks 66211



For Lease Information  
please contact:  
Max Wuellner LLC  
913-226-5240  
maxwuellner@gmail.com



### Color Key

- Open Atrium with Greenery
- Restrooms
- Walkways & accessible entry at ground level

First Level Floor Plan  
1/8" = 1'-0"

