

**METCALF**  
PLAZA



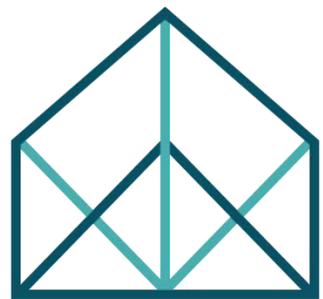
7171 W 95TH ST, OVERLAND PARK, KS 66212

OFFICE & RETAIL SPACE FOR LEASE



BRAIN GROUP



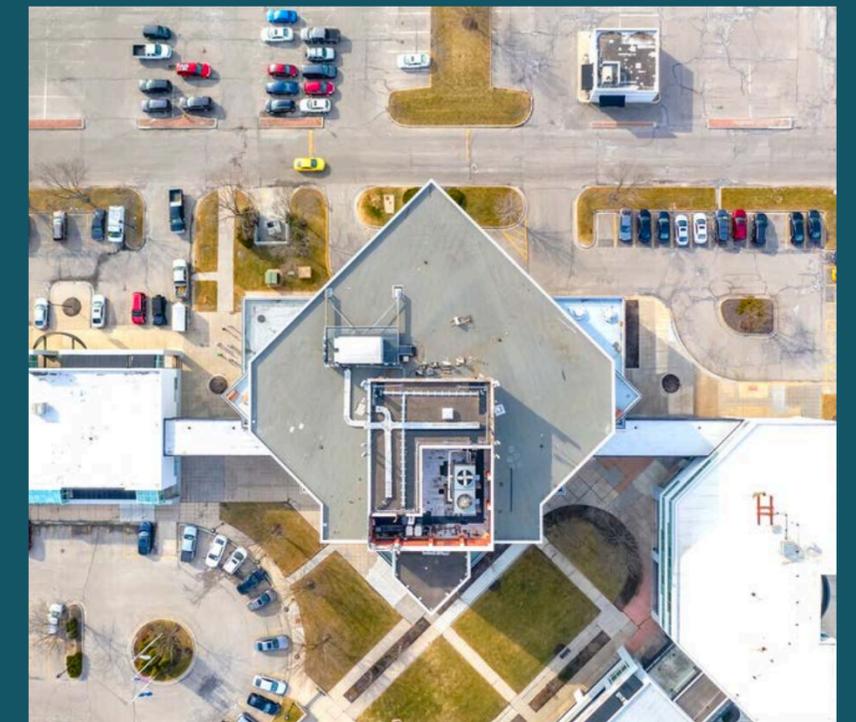


# WELCOME TO METCALF PLAZA

Metcalfe Plaza is conveniently located on the corner of 95th Street and Metcalfe Avenue in Overland Park, Kansas. Metcalfe Plaza is currently offering several office and retail suites for lease. This iconic property features a variety of amenities and immediate access to a diverse selection of retail and restaurants in the 95th & Metcalfe Corridor.

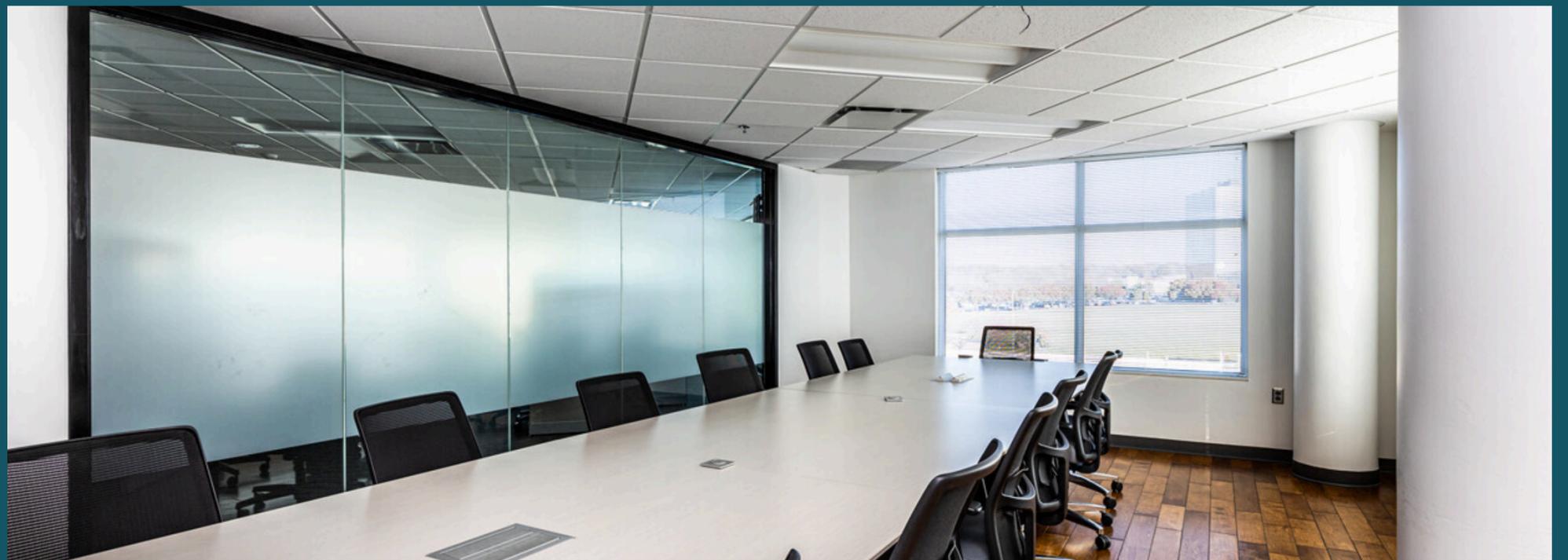


# PROPERTY FEATURES



- 1,150 - 7,000 SF available for lease
- First floor space with building signage - ideal for retail, office or showroom
- Building conference room accessible to all tenants
- 56,100 CPD through intersection of 95th St & Metcalf Ave
- Responsive, on-site property maintenance
- Immediate access to a variety of retail and restaurants: Jack Stack BBQ, Long Horn Steakhouse, Lowe's, Home Depot, Natural Grocers, Whataburger, Chick-Fil-A, Sickie's Garage, Topsy's, Andy's Frozen Custard, and others
- Google Fiber available

# PROPERTY VISUALS

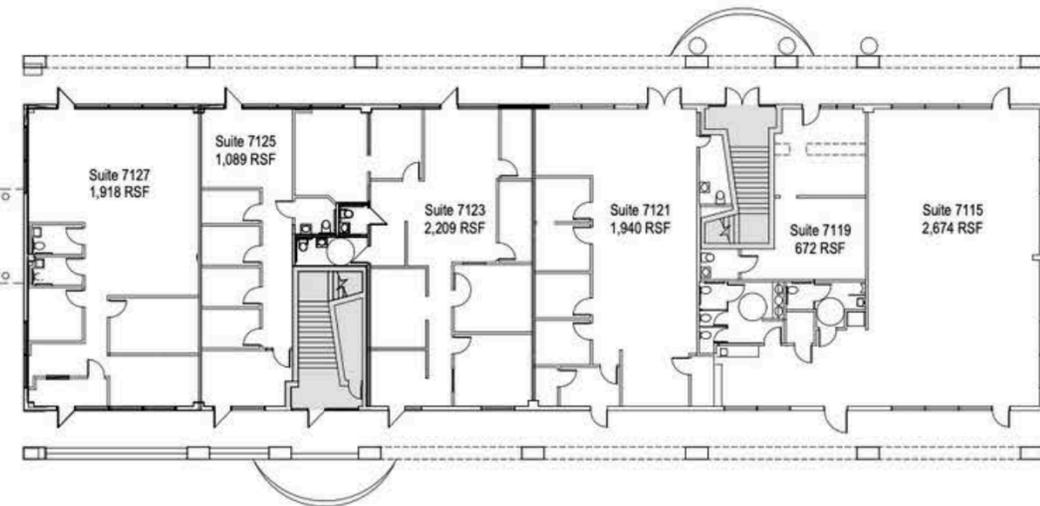
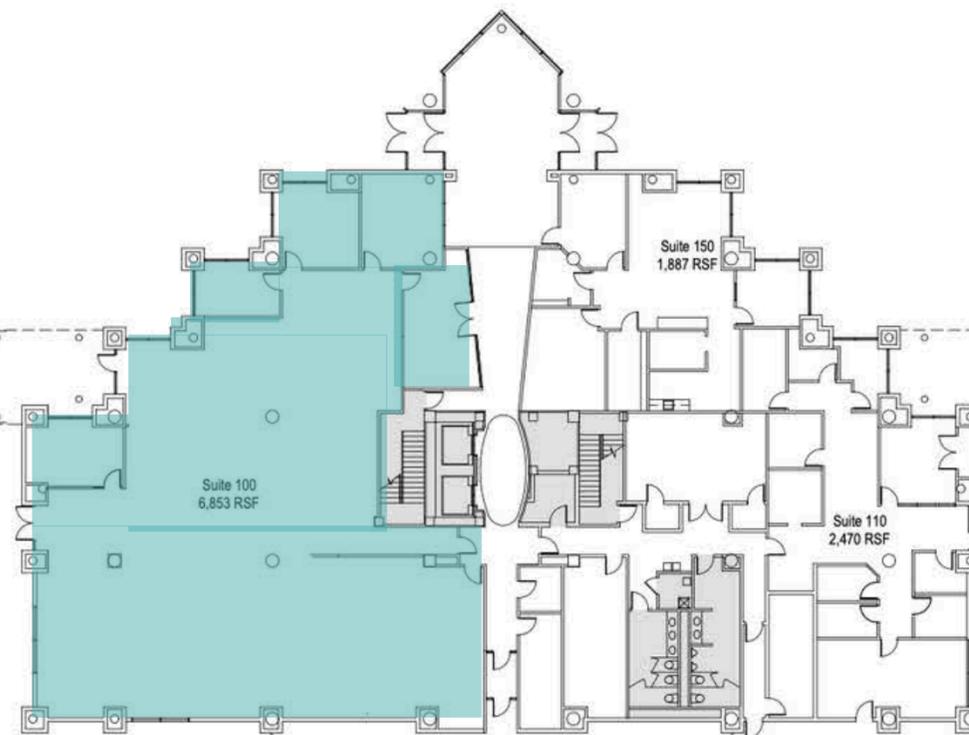
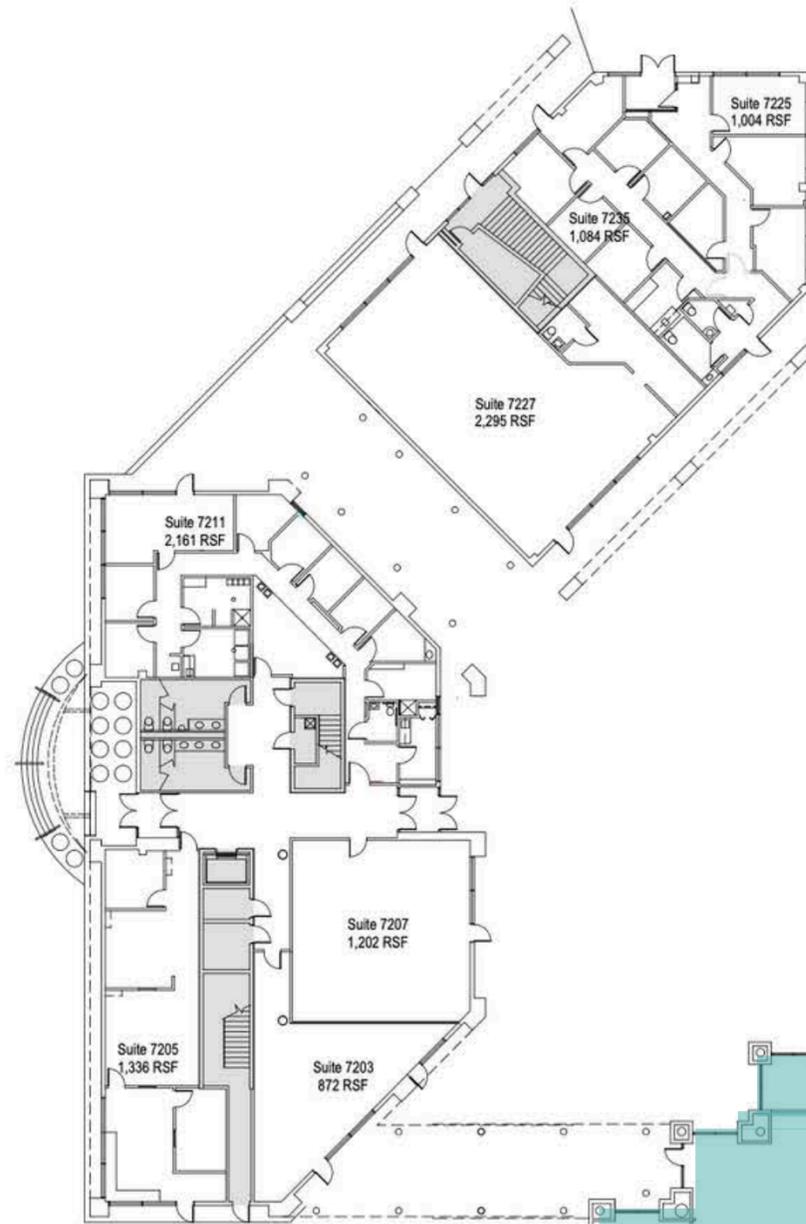




# AVAILABLE SPACE

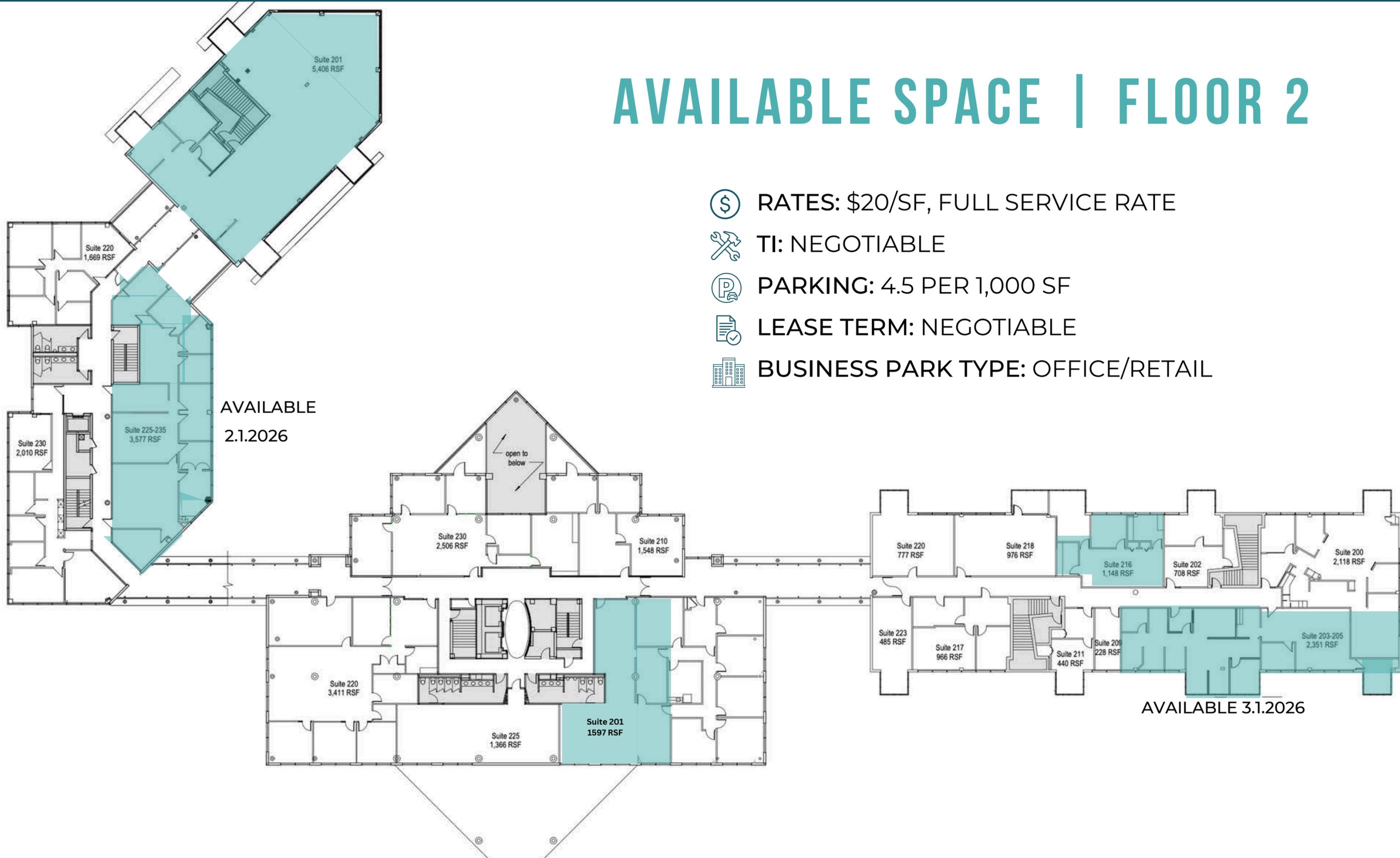
7171 W 95TH ST, OVERLAND PARK, KS 66212

# AVAILABLE SPACE | FLOOR 1



- 💰 RATES: \$21/SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL

# AVAILABLE SPACE | FLOOR 2



- 💰 RATES: \$20/SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅅 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL

AVAILABLE  
2.1.2026

AVAILABLE 3.1.2026

# AVAILABLE SPACE

## SUITE 305

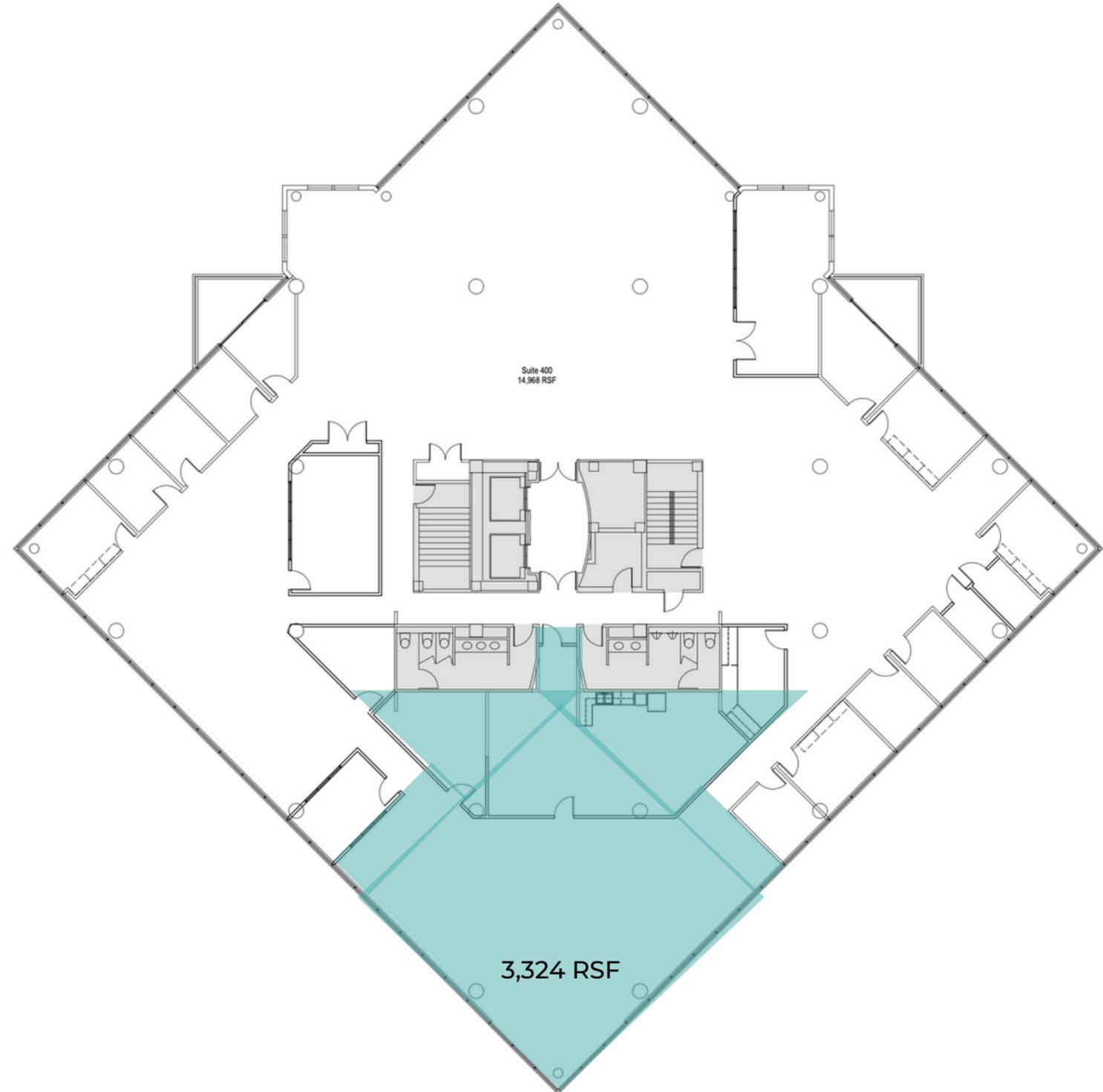
- 💰 RATES: \$20 /SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



# AVAILABLE SPACE

## SUITE 401

- 💰 RATES: \$20/SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



# AVAILABLE SPACE

## SUITE 500

- 💰 RATES: \$20/SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



# 95TH & METCALF TRADE AREA

Located in the heart of the 95th & Metcalf Retail/Office Corridor with a daytime population of 111,000+ within a 3-mile radius.



95TH STREET

**NATURAL GROCERS**  
**Vintage Stock**  
music, movies, video games & more  
**TABLETOP** **CHIEFS FIT**  
**Jersey Mike's** **CINZETTI'S**  
**MICRO CENTER** computers & electronics **FirstWatch** THE DAYTIME CAFE

**SHAMROCK TRADING CORPORATION**



**FIREHOUSE SUBS**  
**pie five** PIZZA CO.  
**AT&T**  
**Summer Moon** COFFEE



METCALF AVENUE

**SHAMROCK TRADING CORPORATION**



91ST STREET

Overland Park Racquet Club

Shamrock Trading Office Development  
Phase I: Completed



95TH STREET

John Diemer Elementary School

LOCATION

BRAIN GROUP



# CONTACT US

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