



FOR LEASE

OVERLAND PARK XCHANGE

6800 W. 115th St. | Overland Park, KS

The Center of Innovation in Overland Park



Scan QR to view property on website

Occidental Management, Inc.
165 S. Rock Island, Ste. 300, Wichita, KS 67202 | occmgmt.com | 316.262.3331



AVAILABLE SPACE

First Floor | Up to 169,175 SF

Second Floor | Up to 86,760 SF

Lease Rate | Negotiable

Lease Type | Modified Gross

Property Type | Class A Office Space

*Gas & Electric (Direct/Sub-Metered)

Parking | Structured and surface

5.5 /1000 Parking Ratio

PROPERTY OVERVIEW

World-Class Real Estate in Overland Park, KS

Class A Space in the Heart of Overland

OPx is a Class A office building totaling approximately 733,400 SF on a more than 29-acre campus. This property is located in the heart of Overland Park, offering easy access to I-435 and is within walking distance to restaurants, hotels and retail establishments (115th & Metcalf).

OPx offers spacious floor plans with private entrances, branding opportunities for tenants and an amenity area, as well as two multi-level covered parking garages and surfaced parking surrounding the campus.



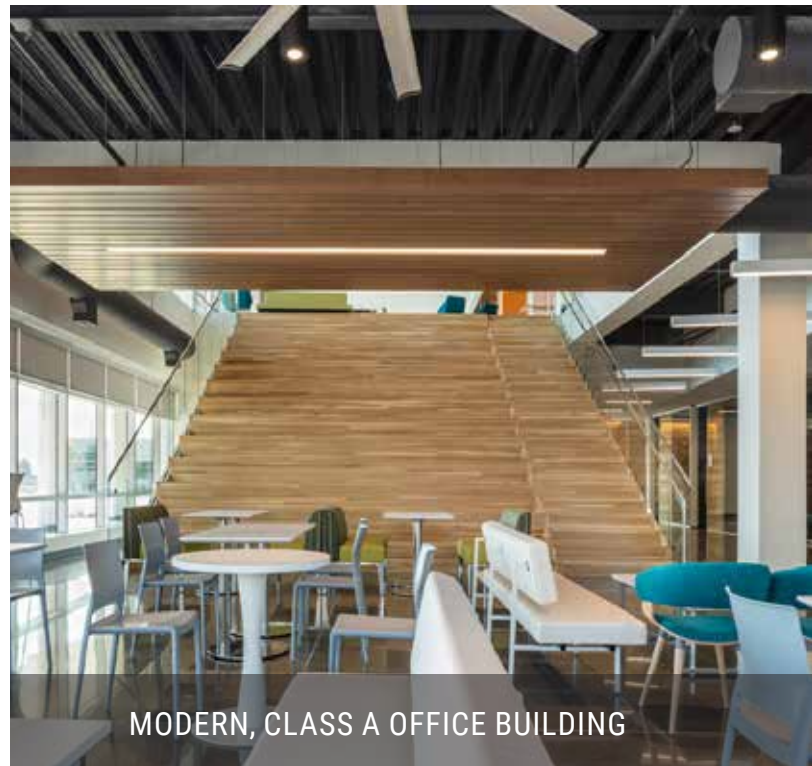
SURROUNDING AERIAL VIEW OF PROPERTY

LOCATION

Location, Location, Location

Just moments away from Highway 69 and I-435, OPx is at the economic center of Overland Park and offers quick and easy access from anywhere in the Kansas City metro area.

Neighboring restaurants and businesses include Whole Foods, The Cheesecake Factory, Ra Sushi, BurgerFi, Knife and Fork, Starbucks, Smoothie King, Walmart, Dick's Sporting Goods, Best Buy, and more.



MODERN, CLASS A OFFICE BUILDING



DRAMATIC ENTRYWAYS

Office Space for the Future Rooted in History

Originally opened in 1986 as the Overland Park International Trade Center, OPx was purchased by Occidental Management in 2014. The company fully renovated the 733,400-square-foot building to become a warm, modern office solution, flooded with natural light. Renovations included a new building re-skin, a new lobby, café renovations, updated conference rooms, new restrooms, updated corridors, and fresh landscaping and green space on the exterior.



OUTDOOR AMENITIES

LOCATION DEMOGRAPHICS

LOCAL POPULATION

MILE 1	9,017
MILE 3	106,815
MILE 5	222,312

HOUSEHOLD INCOME

MILE 1	43,550
MILE 3	46,666
MILE 5	50,395

MEDIAN AGE

MILE 1	35
MILE 3	36
MILE 5	35



ENGAGING OUTDOOR SPACES



CREATIVE OFFICE SOLUTIONS



INVITING COLLABORATION CENTERS



DINING OPTIONS

PERKS & AMENITIES

Amenities for Today's Workforce

OPx is one of the few properties in the Kansas City metro area with over 100,000 SF of available space on one continuous floor. Renovated in 2016, the leasable space is fully built-out and move-in-ready.

Amenities Include:

- Abundant parking with covered parking spaces
- Fitness center
- Kiosks
- Wi-Fi lounge
- Lighted courtyard and walkways
- SCIF secure repository space available with built-in alarms and access controls. Space can be used as a secure room or data center which can shield against electronic surveillance and prevent data leakage of sensitive information.

Cafe & Patio



FLOOR DETAILS

Up to 169,957 SF Available • Offices





FLOOR DETAILS

Up to 86,760 SF Available • Offices
Max Contiguous Up To 86,760 SF

PROPERTY DETAILS

SECOND FLOOR- AVAILABLE SPACE





Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Gary Oborny

Supervising/branch broker

Occidental Management, Inc.

Real estate company name approved by the commission

Buyer Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on Oct. 10, 2017