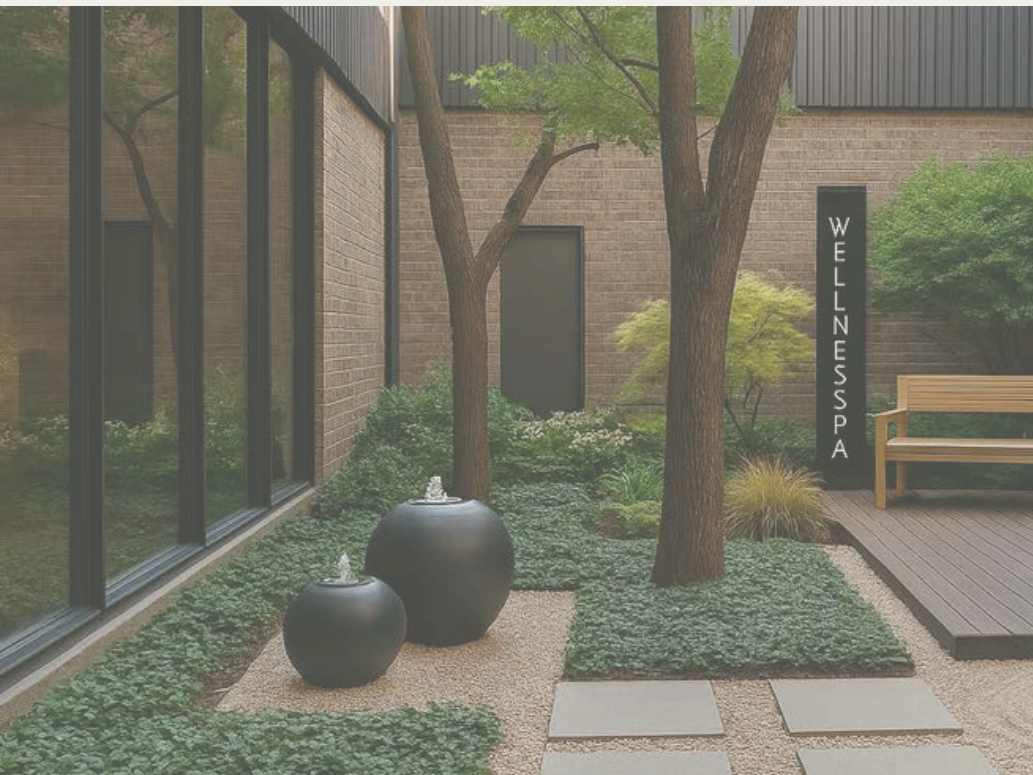


*Office  
Building  
For Lease*

# *6330 Lamar*

*Located in  
Overland Park,  
Kansas*



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# Property Description:

Serene. Flexible. Branded for You.

6330 Lamar is a 50,000 SF Class B+ office building on a 2.53-acre campus in Mission, KS, with mature trees, lake views, and a walking trail. Available Q1 of 2026, the property offers newly renovated suites from 1,500–9,000 SF, with flexible options up to 18,000 SF.

What sets it apart: dedicated exterior entrances with private signage, outdoor patios, and unique amenities including a coffee shop, lakefront views, café on site, Wi-Fi lounges, EV charging, and a meditation garden.

Located just off I-35 and Metcalf Ave, 6330 Lamar provides a peaceful, accessible setting for growing businesses in Johnson County. Contact us below to learn more about leasing opportunities!



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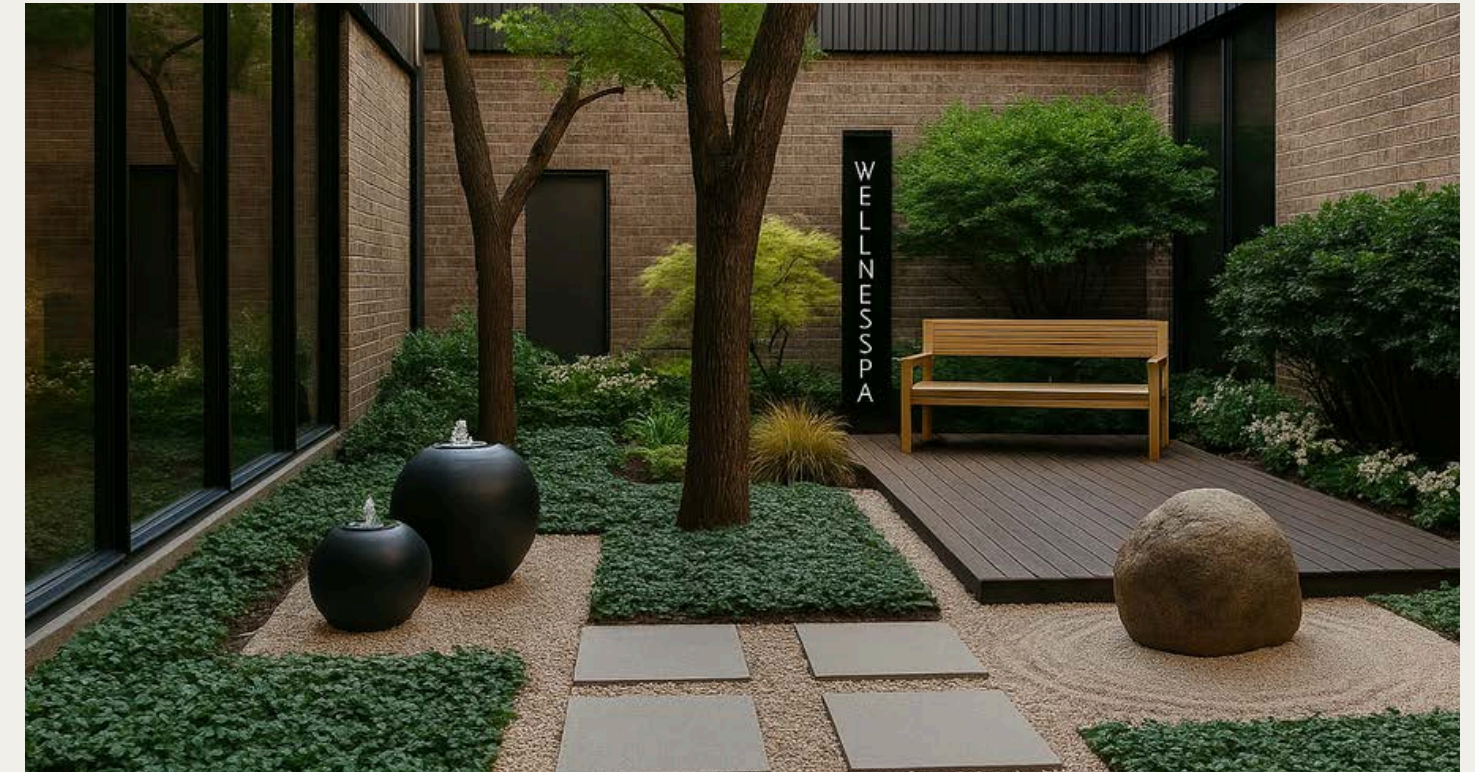
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# Property Highlights:

## Offering Summary

Lease Rate:	\$20.00 - 22.00 SF/yr (Full Service)
Number of Units:	8
Available SF:	1,500 - 9,000 SF
Lot Size:	110,055 SF
Building Size:	50,859 SF



- 1,500–9,000 SF modern office suites, expandable up to 18,000 SF (available Q1 2026)
- Private exterior entrances with prominent signage, patio access, and tenant branding
- Scenic campus with lake views, mature trees, and a walking trail visible from every window
- Outdoor collaboration areas, meditation garden, and wellness-focused amenities
- Upgraded Class B+ building with secure access, elevator, and Wi-Fi lounges
- 65+ surface parking spaces for tenants and visitors
- Prime Johnson County location near Metcalf Ave (38,000 VPD) with easy access to I-35, I-435, and the KC metro
- 100% woman-owned, locally managed property, part of WIRED (Women in Real Estate Development)



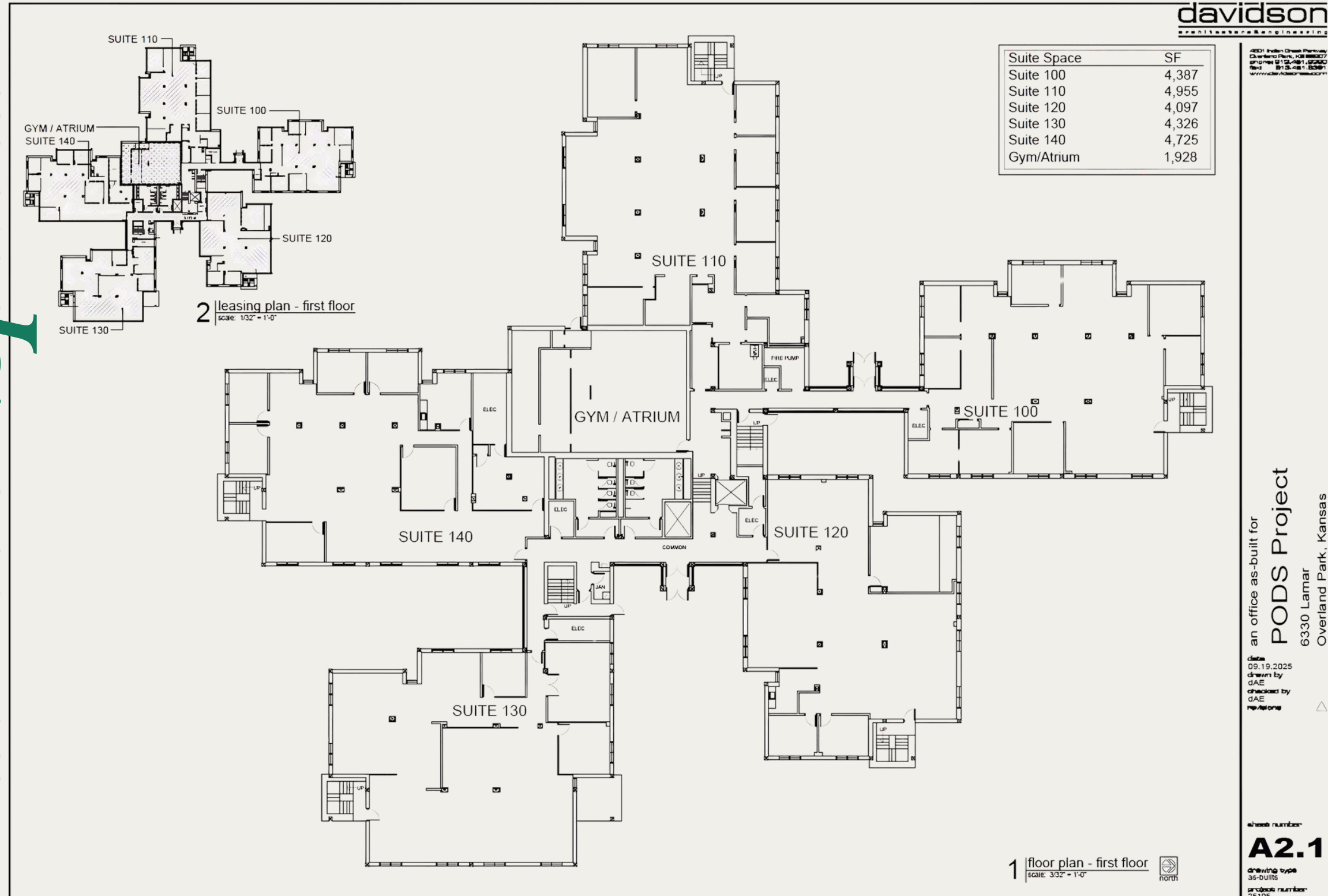
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# 1st Floor Spaces



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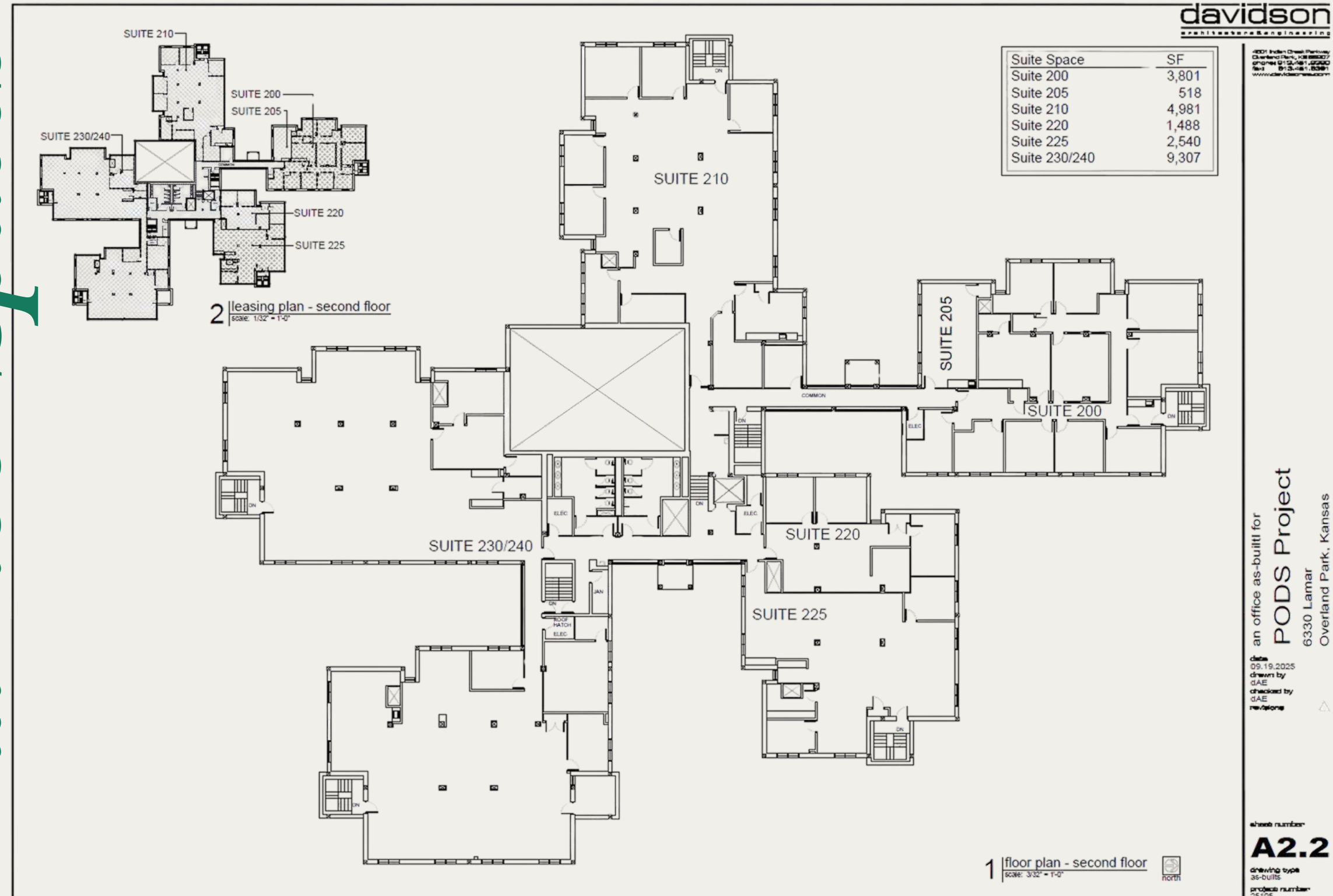
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# 2nd Floor Spaces



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# *Virtually Staged*



*by Contract Furnishings*



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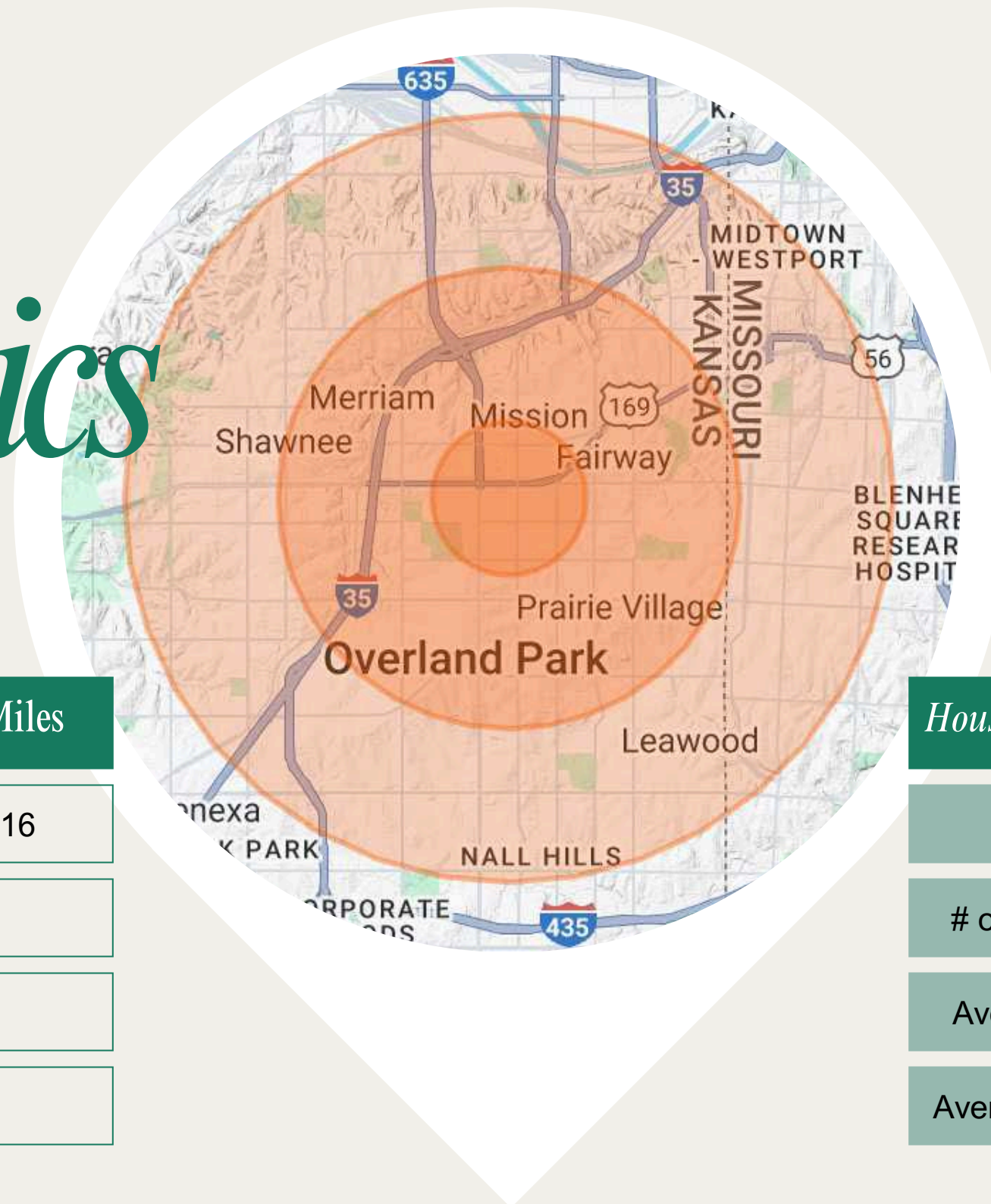
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# Location & Demographics



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

Merriam, KS	5 minutes
Prairie Village, KS	10 minutes
Overland Park, KS	10 minutes
Kansas City, MO	12 minutes

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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# Contact Us



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