

*Office
Building
For Lease*

6330 Lamar

*Located in
Overland Park,
Kansas*



BRAIN GROUP

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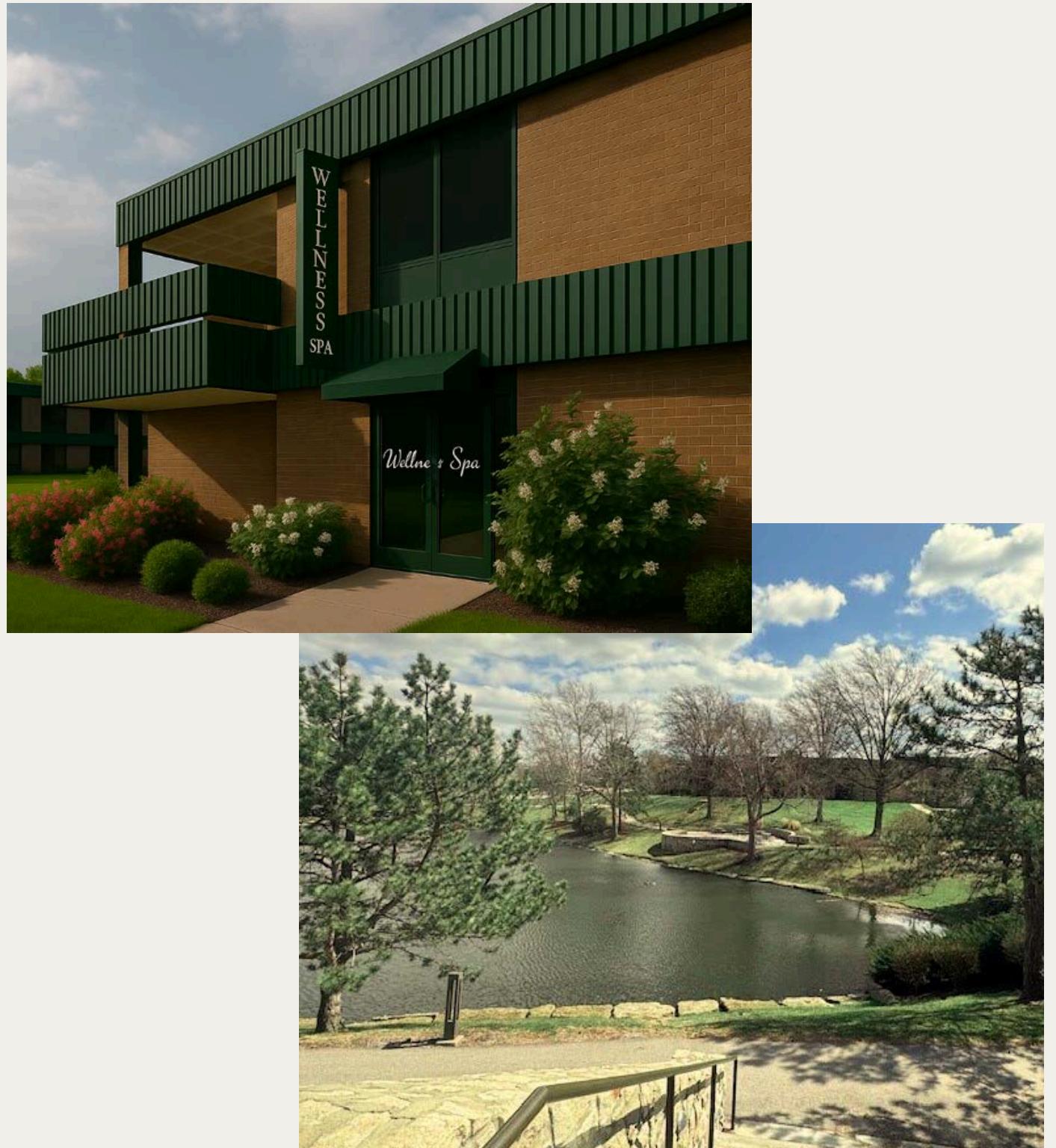
Property Description:

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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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)



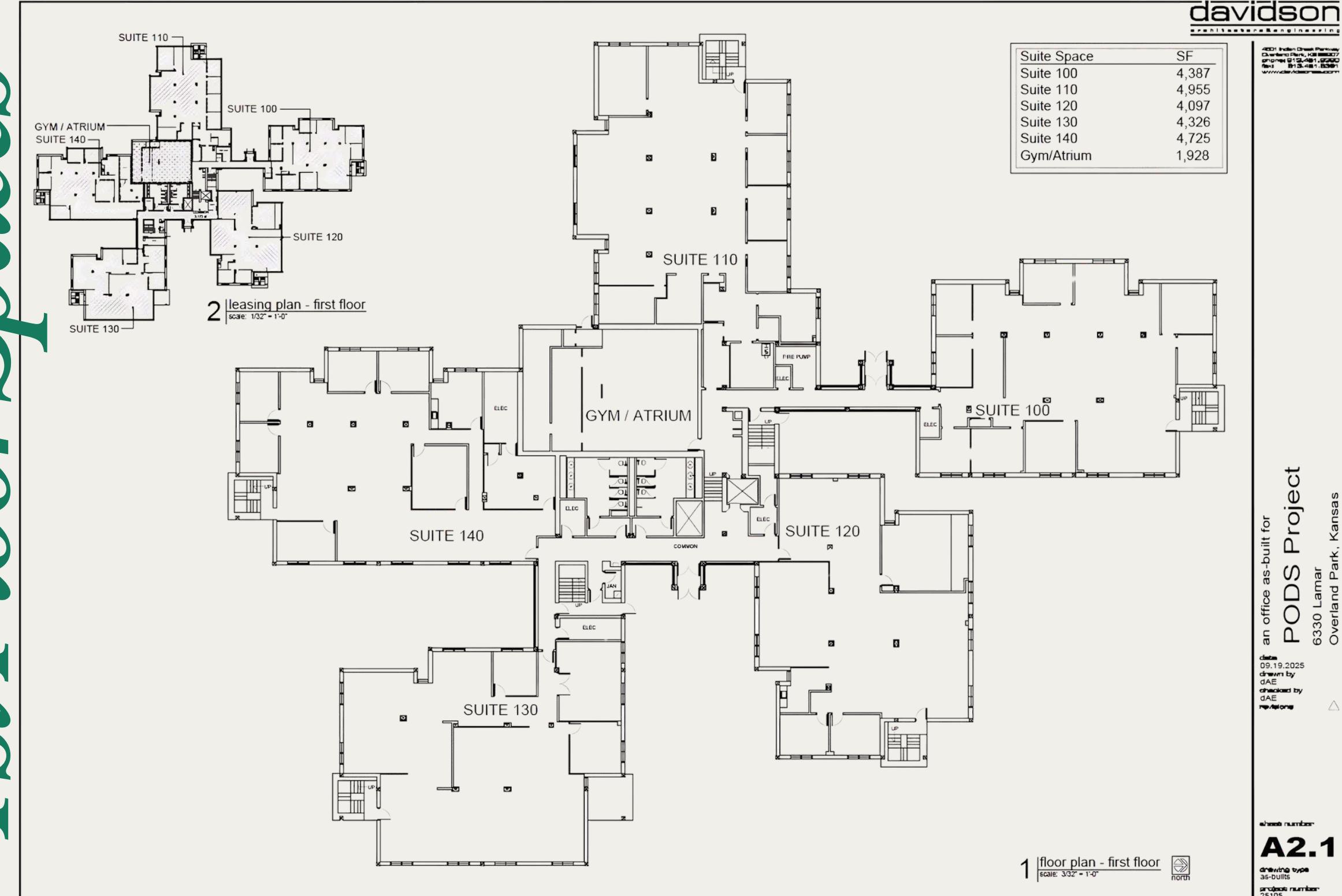
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1st Floor Spaces



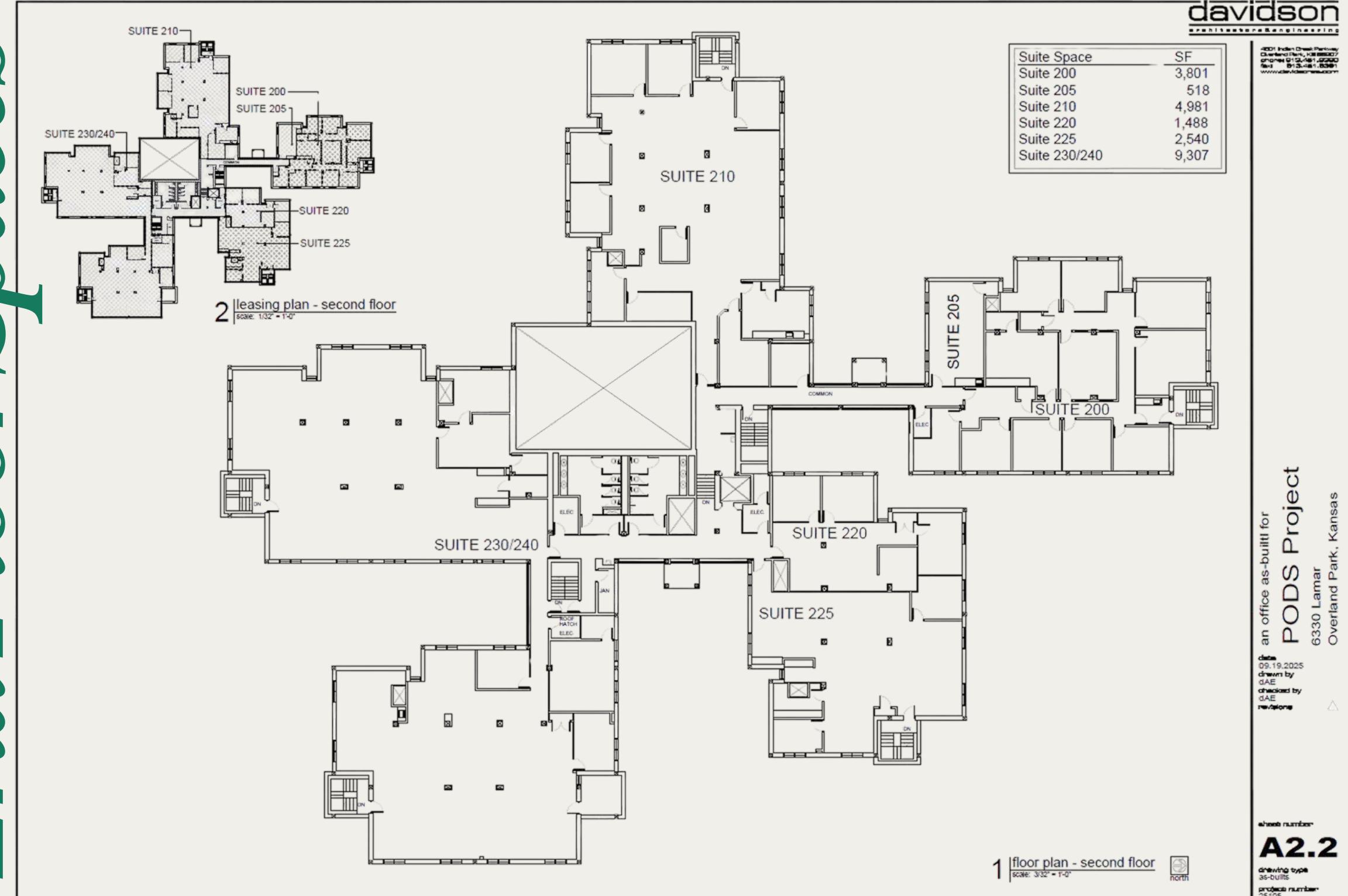
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2nd Floor Spaces



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Virtually Staged



by Contract Furnishings



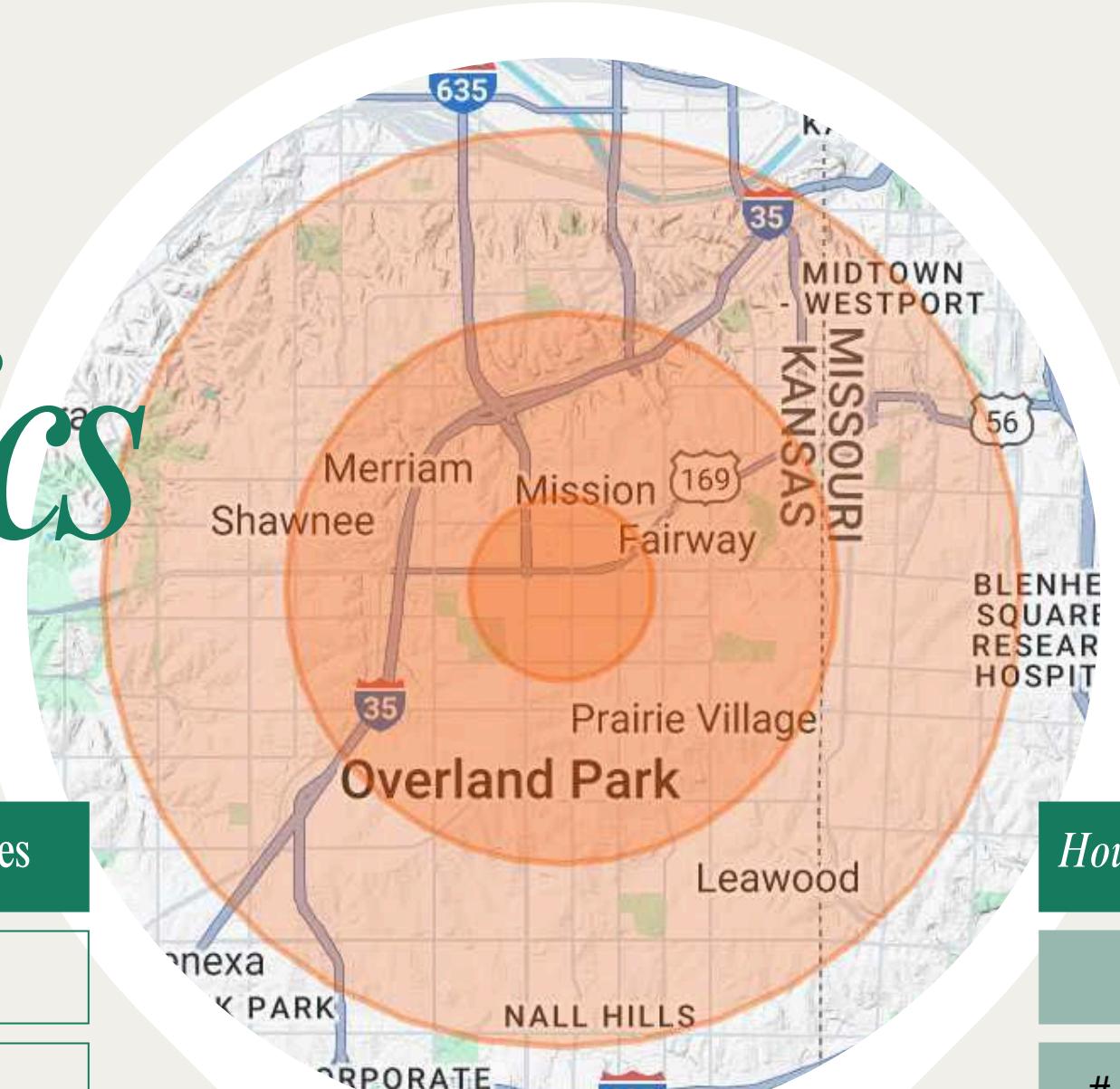
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Location & Demographics



| 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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