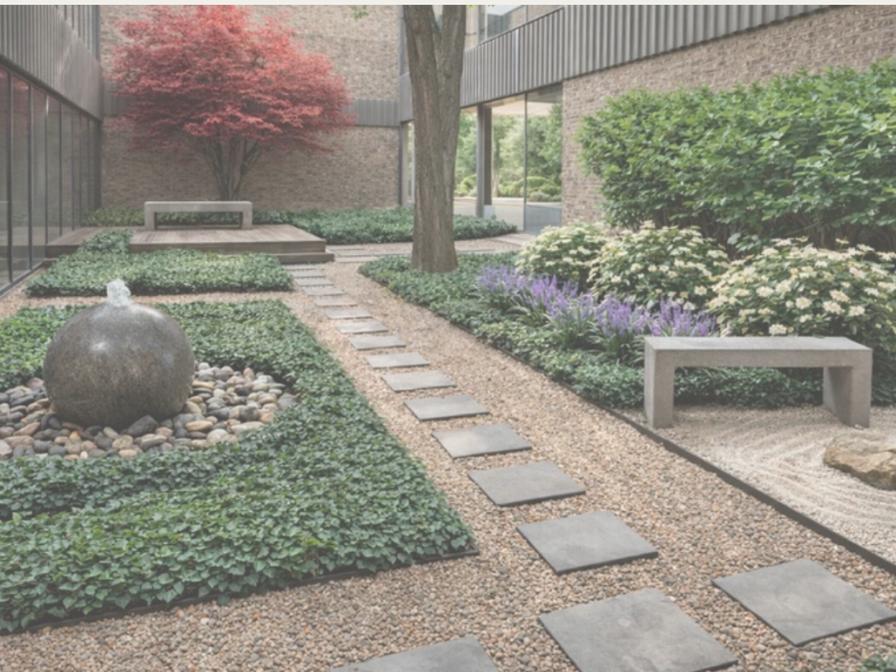


*Office
Building
For Lease*

6330 Lamar

*Located in
Overland Park,
Kansas*



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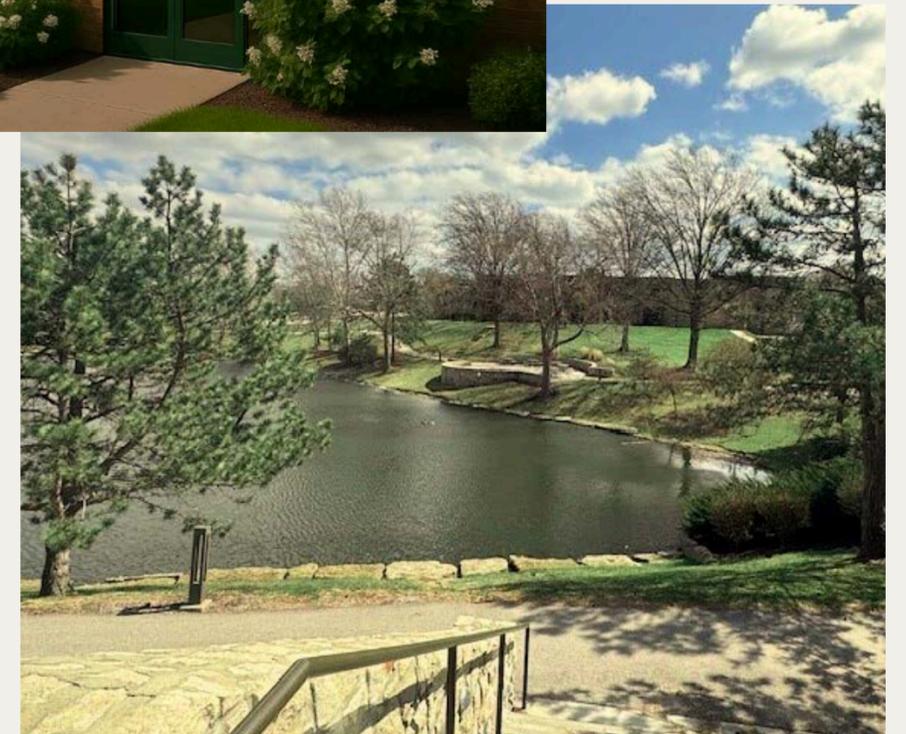
Property Description:

Serene. Flexible. Branded for You.

6330 Lamar is a 50,000 SF Class B+ office building on a 2.53-acre campus in Overland Park, KS, with mature trees, lake views, and a walking trail. 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)
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
- 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)



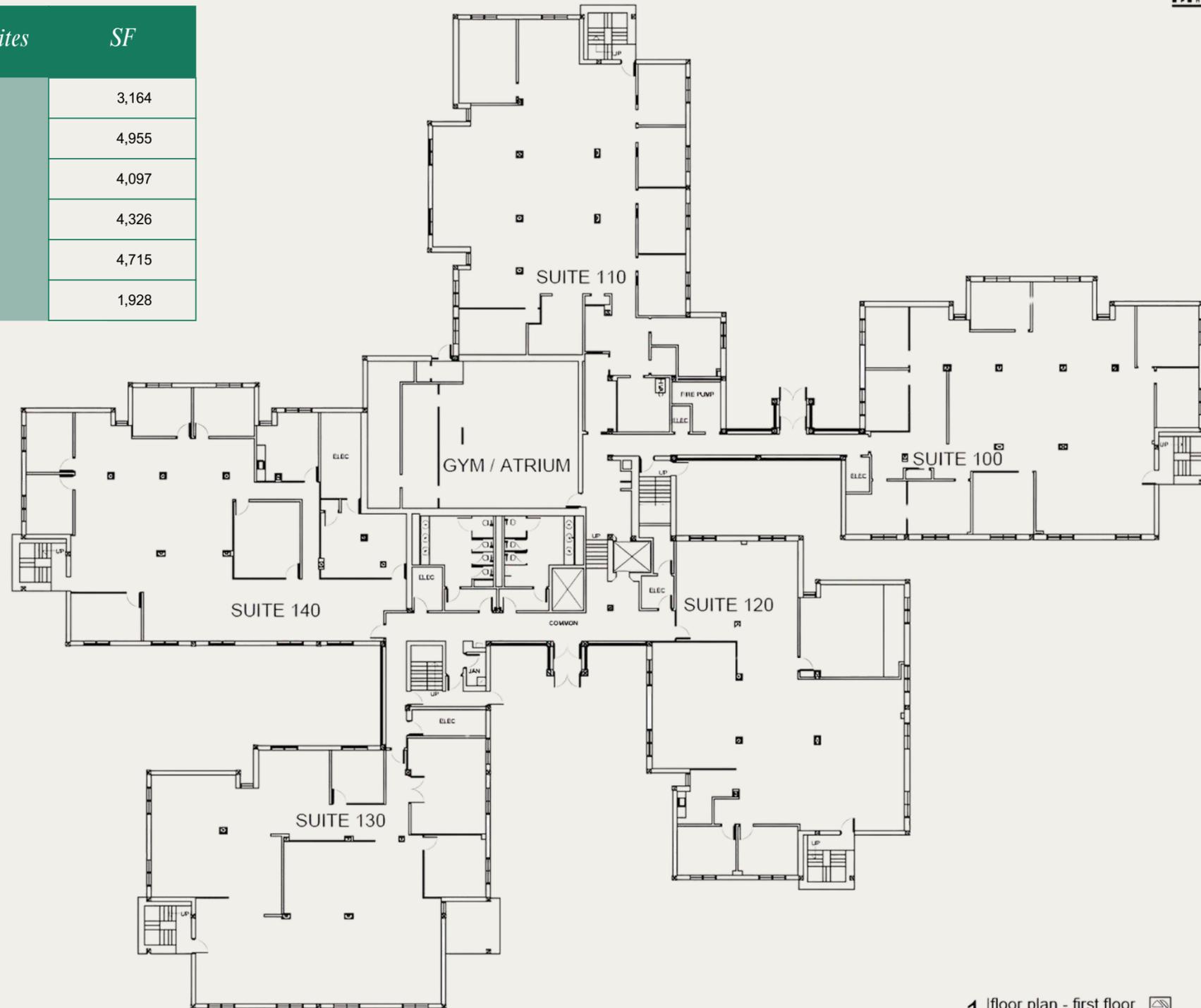
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1st Floor Spaces

Available Suites	SF
Suite 100	3,164
Suite 110	4,955
Suite 120	4,097
Suite 130	4,326
Suite 140	4,715
Gym/Atrium	1,928



1 floor plan - first floor
scale: 3/32" = 1'-0"



north

an office as-built for
PODS Project
6330 Lamar
Overland Park, Kansas

date: 09.19.2025
drawn by: DAE
checked by: DAE
revisions:

sheet number:
A2.1
drawing type:
AS-BUILTS
project number:
25105



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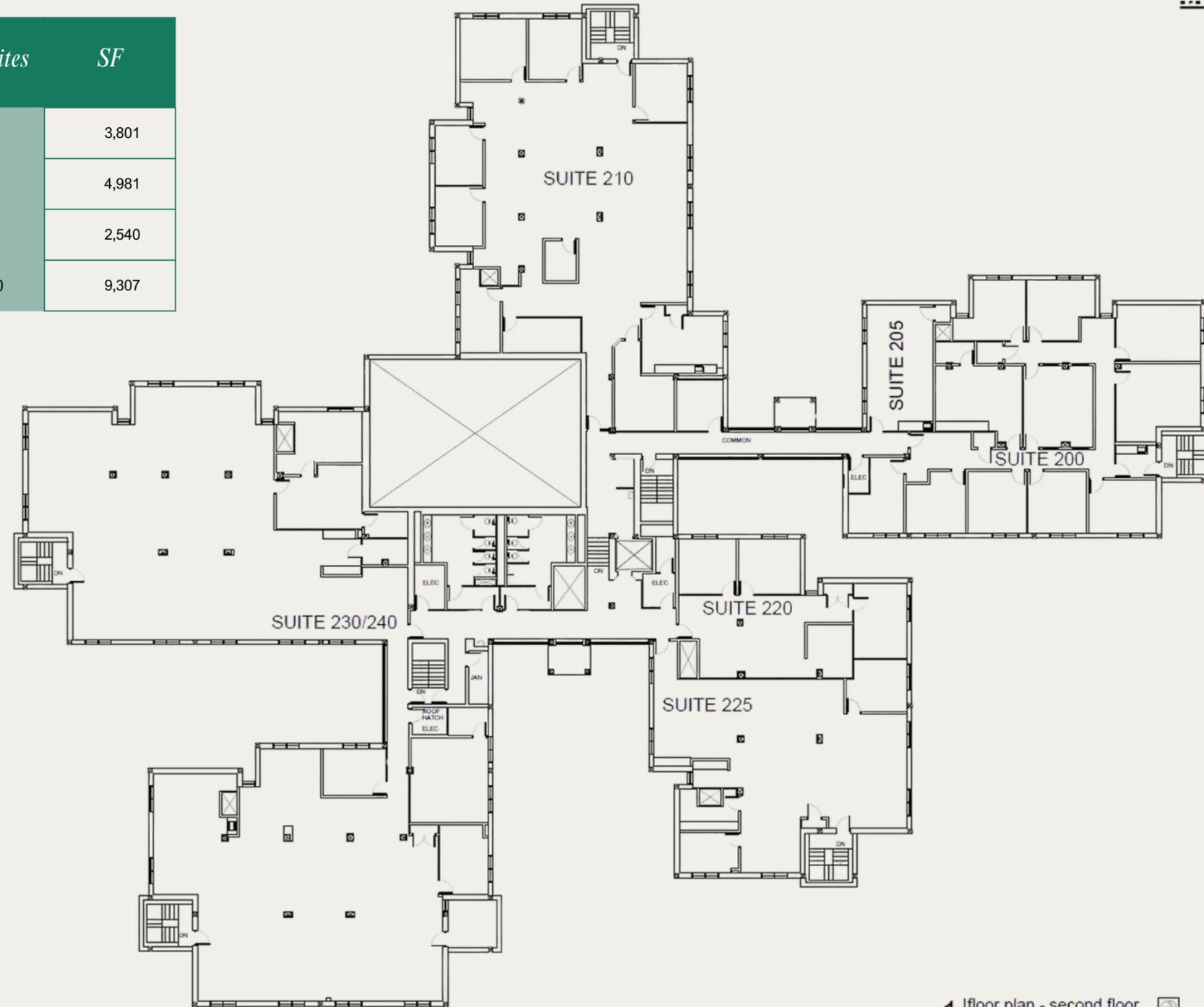
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2nd Floor Spaces

Available Suites	SF
Suite 200	3,801
Suite 210	4,981
Suite 225	2,540
Suite 230/240	9,307



1 | floor plan - second floor
 scale: 3/32" = 1'-0"



Davidson
 Architects & Engineers

4001 Indian Creek Parkway
 Overland Park, KS 66207
 phone 913.481.2200
 fax 913.481.8381
 www.davidson.com

an office as-built for
PODS Project
 6330 Lamar
 Overland Park, Kansas

date
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 drawn by
 GAE
 checked by
 GAE
 revisions

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 as-builts
 project number
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Building Photos



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Virtualy Staged



by Contract Furnishings

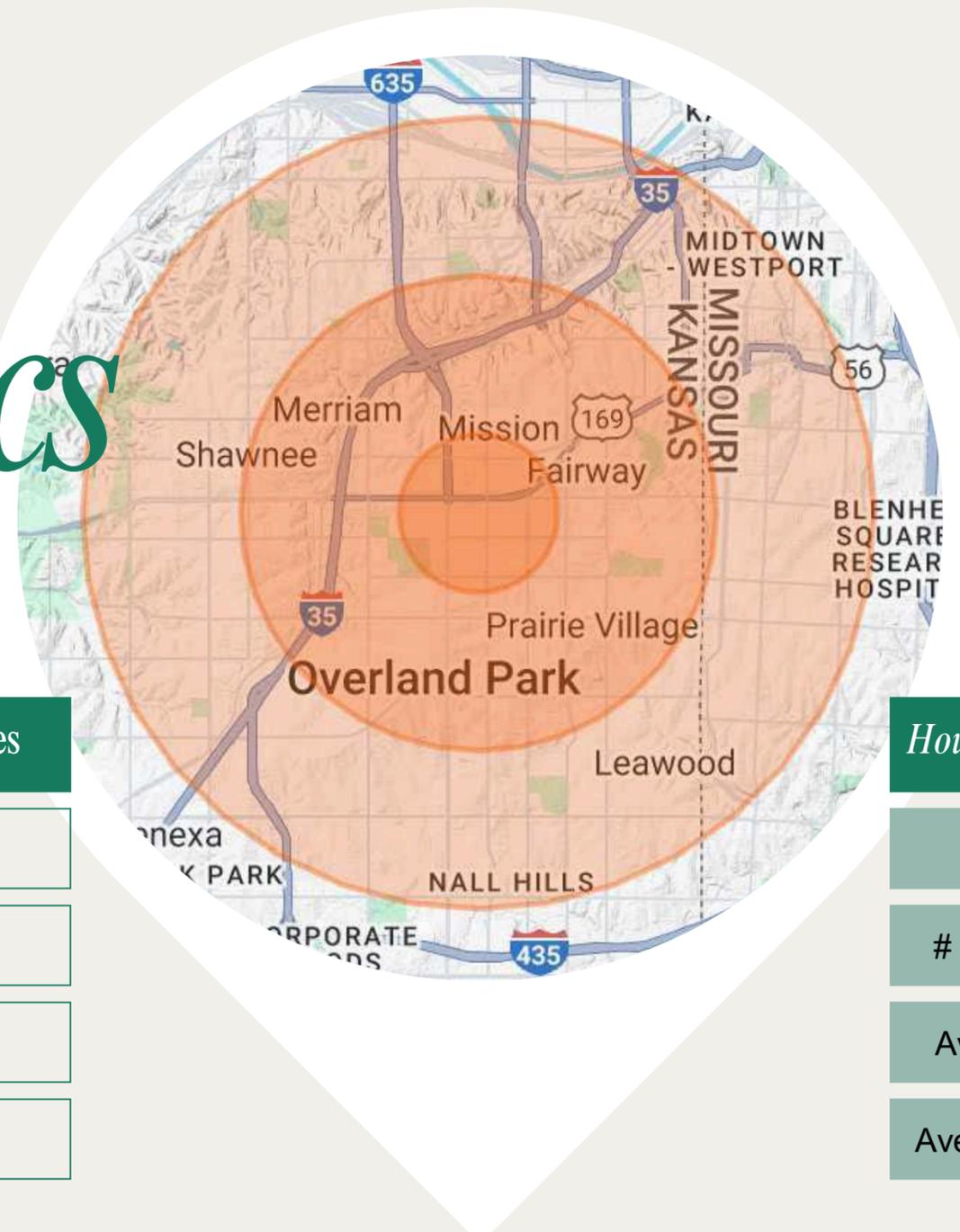


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Location & Demographics



<i>Merriam, KS</i>	5 minutes
<i>Prairie Village, KS</i>	10 minutes
<i>Overland Park, KS</i>	10 minutes
<i>Kansas City, MO</i>	12 minutes

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

<i>Households & Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
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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