



OFFICE SPACE FOR LEASE
3401 COLLEGE BLVD
LEAWOOD, KS

OFFICE HIGHLIGHTS:



Class A office space available:

Suite 220: 3,795 SF
\$28.00 PSF, Full Service

Suite 250: 4,858 SF
\$27.50 PSF, Full Service

Abundant surface parking

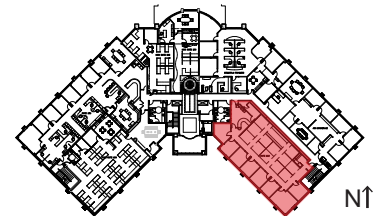
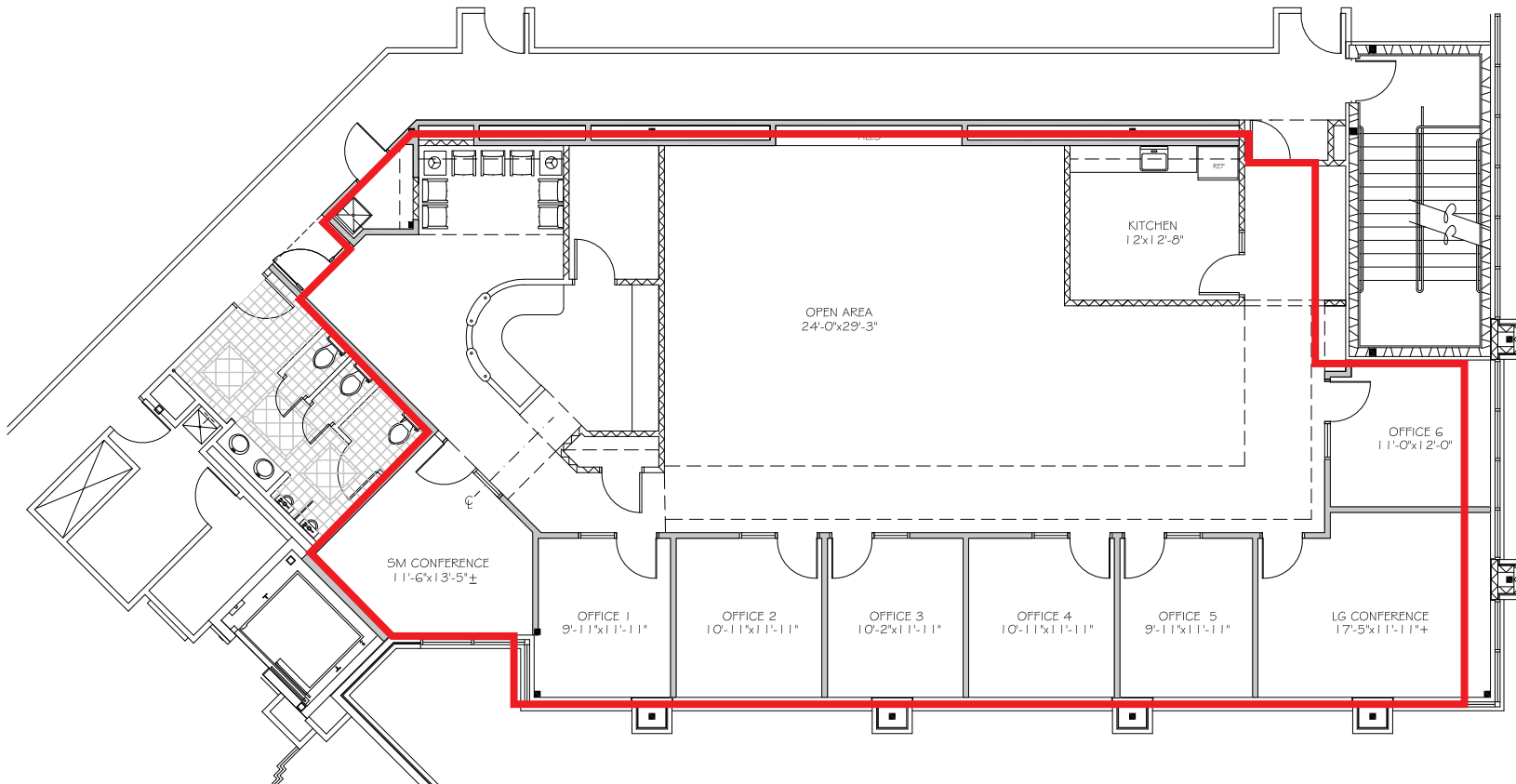
Located at the prominent intersection of College Blvd & Tomahawk Creek Pwky with 20,287 cars per day

Minutes from I-435 along with numerous retailers, restaurants and walking trails



SUITE 220 POTENTIAL SPACE PLAN

- > 3,795 SF
- > 7 offices on glass
- > 1 conference room
- > Reception
- > Break area/kitchen
- > Open space with 12 workstations or small collaborative living spaces
- > Filing area
- > Small storage room



INTERIOR PHOTOS - SUITE 220

AREA
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FRONT ENTRY



BREAK AREA



BREAK AREA



RECEPTION



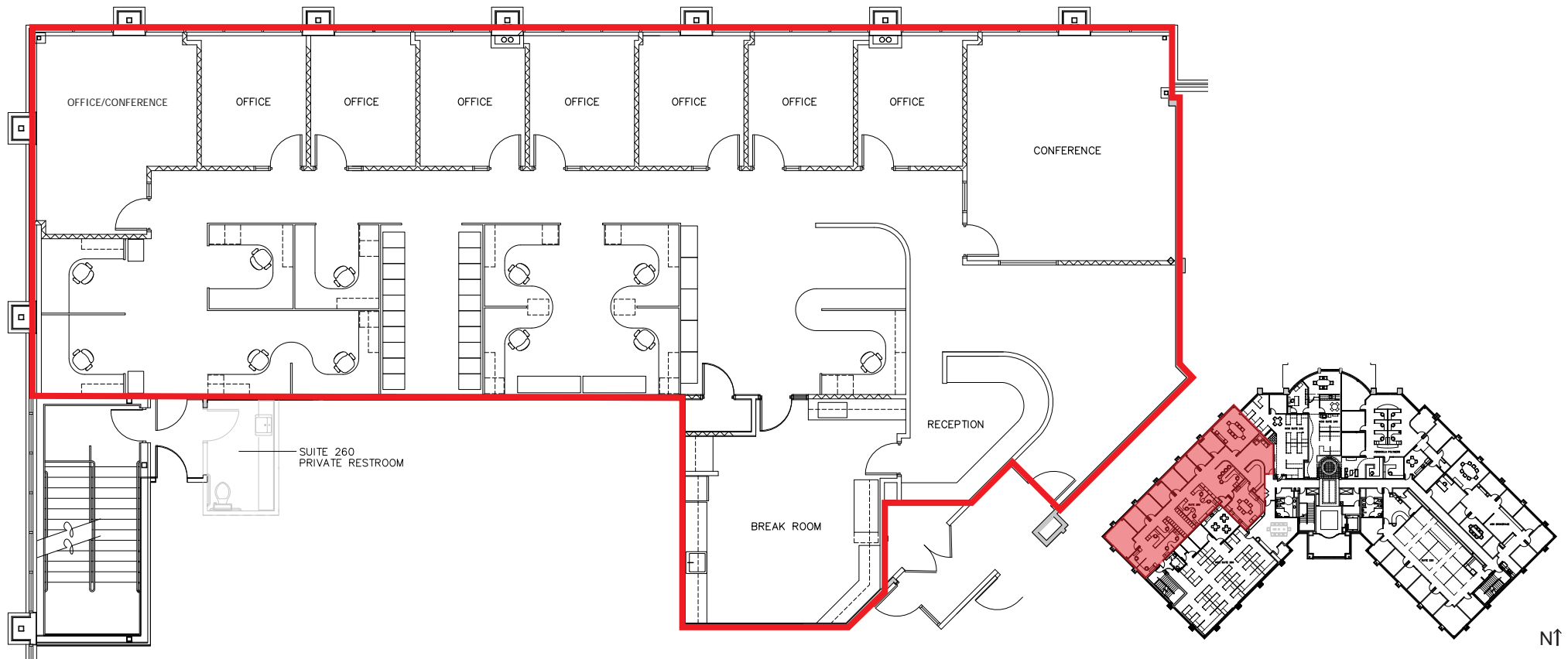
OPEN OFFICE



OPEN OFFICE

SUITE 250 PLAN

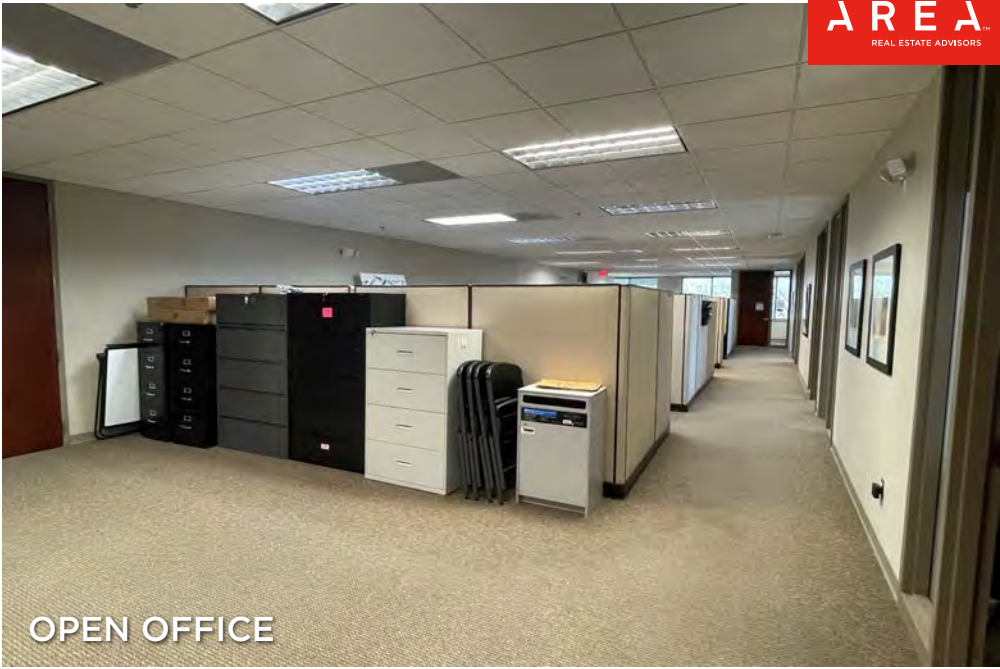
- > 4,858 SF
- > 7 - 8 offices on glass
- > 1 - 2 conference rooms
- > Reception & waiting
- > Break room / kitchen
- > Open office



INTERIOR PHOTOS - SUITE 250



OFFICE



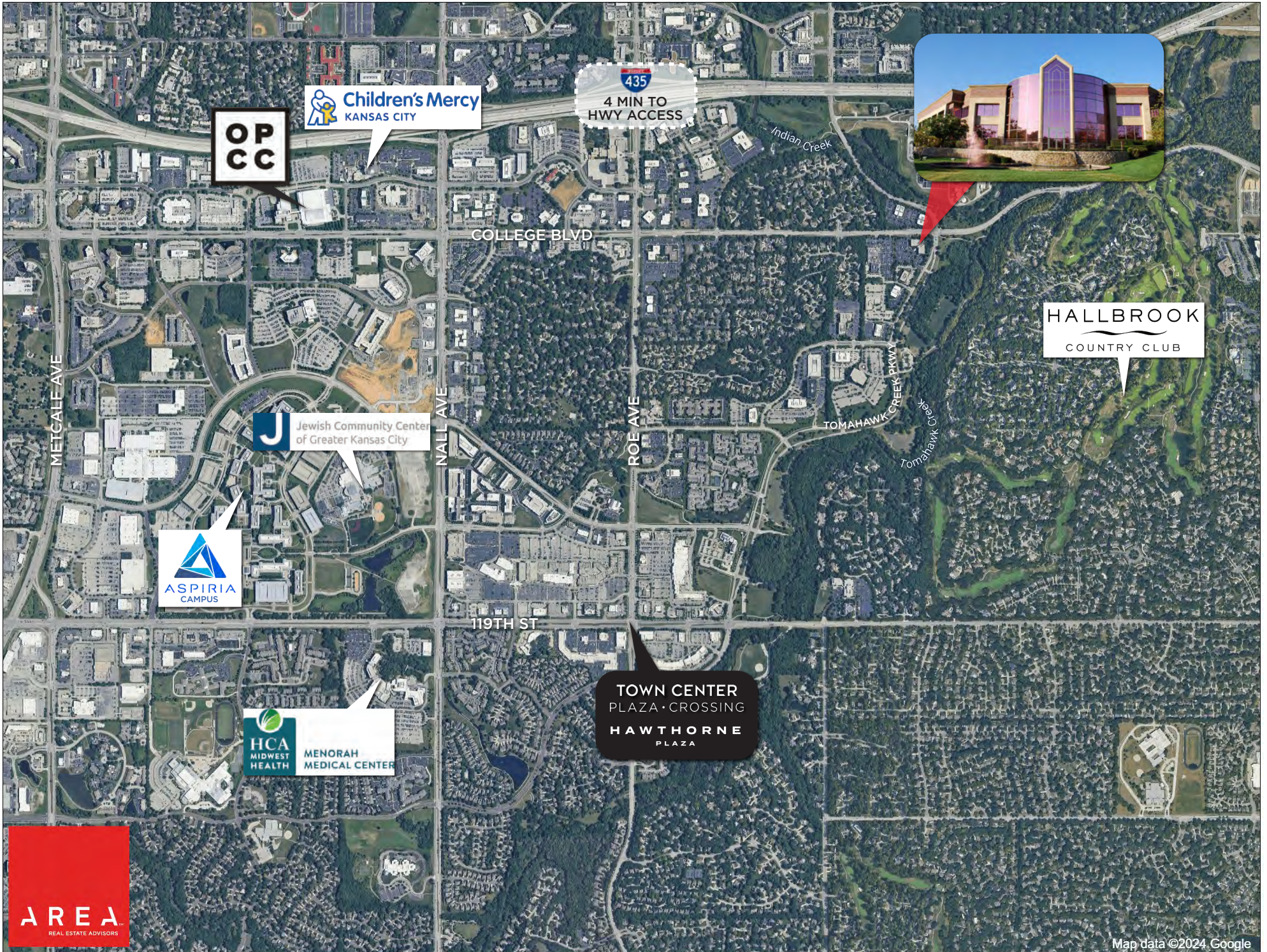
OPEN OFFICE



BREAK AREA



BREAK AREA



OPCC

Children's Mercy
KANSAS CITY

435
4 MIN TO
HWY ACCESS



COLLEGE BLVD

Indian Creek

HALLBROOK
COUNTRY CLUB

Jewish Community Center
of Greater Kansas City

ASPIRIA
CAMPUS

119TH ST

TOWN CENTER
PLAZA CROSSING
HAWTHORNE
PLAZA

HCA
MIDWEST
HEALTH
MENORAH
MEDICAL CENTER

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MORE INFORMATION

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