

# Class A Office Building Downtown Overland Park



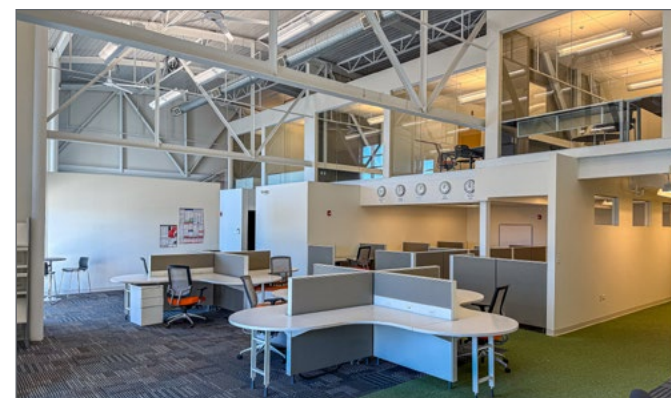
**4% COMMISSION ON NEW LEASES OVER 5,000 SF**

## The Phoenix Building

7924-7930 Santa Fe Dr | Overland Park, KS

### Property Features

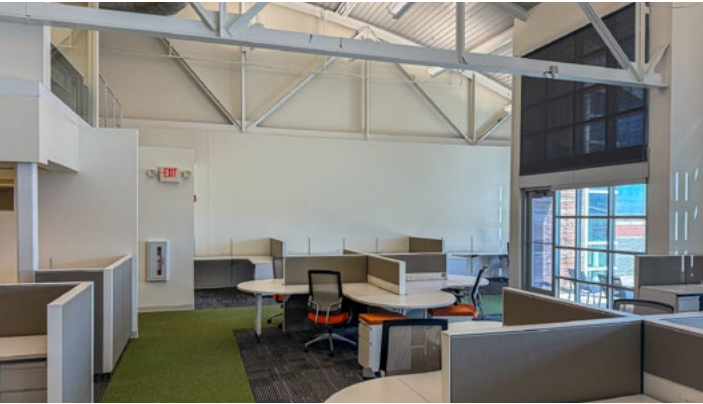
- 2,561 - 11,283 RSF Available
- A rare opportunity to lease the 3rd floor penthouse of the Phoenix Building
- Two story walls of exterior glass with private restrooms, conference room and a mix of open and private offices
- The largest exterior patio in Downtown Overland Park overlooking the farmers' market
- Elevated executive offices with floor to ceiling glass
- Workstations designed for the space available
- Lease Rate: \$27.50/SF Full Service



For more information:

**Brandon LaSala**

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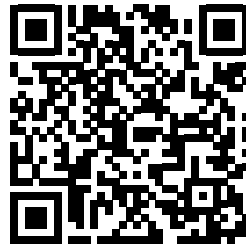
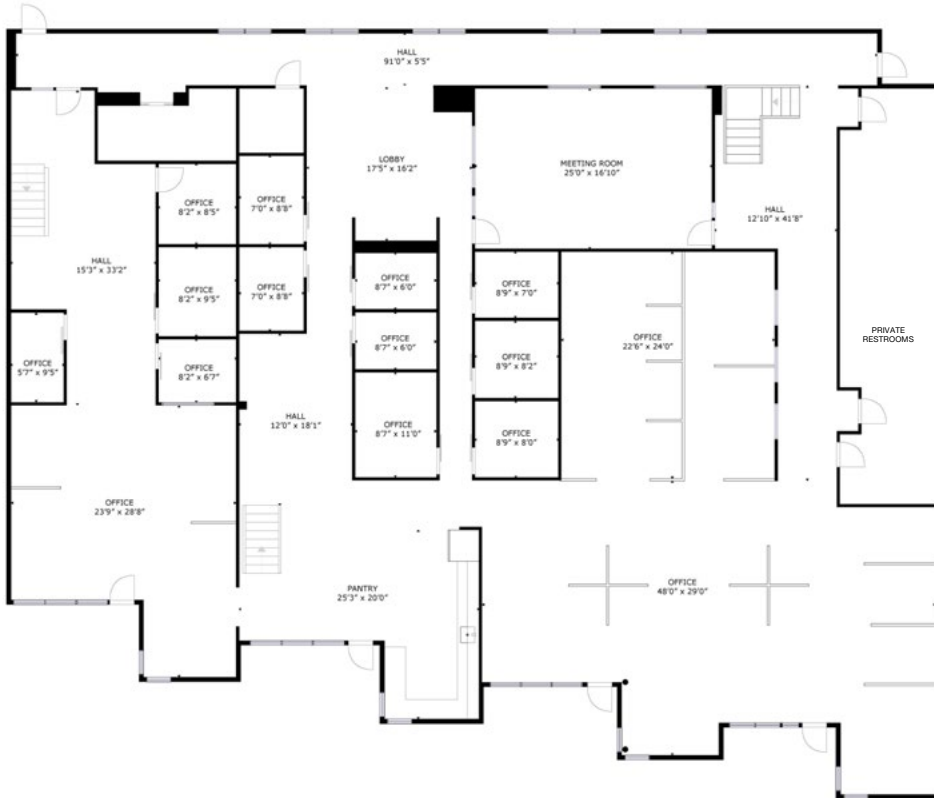


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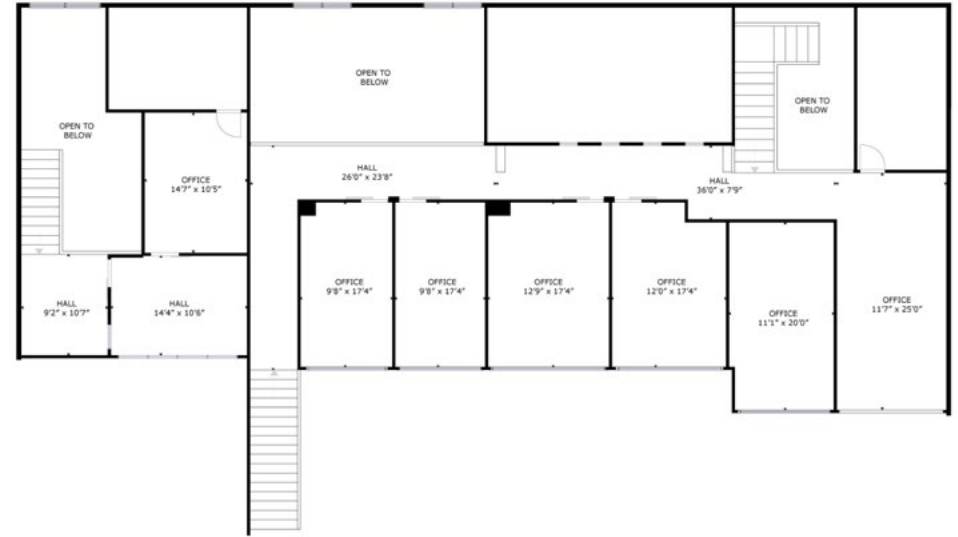
4400 College Boulevard, Suite 170  
Overland Park, Kansas 66211  
+1 913 956 1000

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## Main Level



## Mezzanine

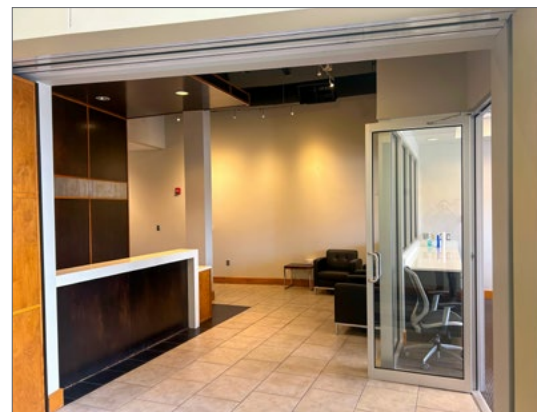


### First Floor



### Executive Suite

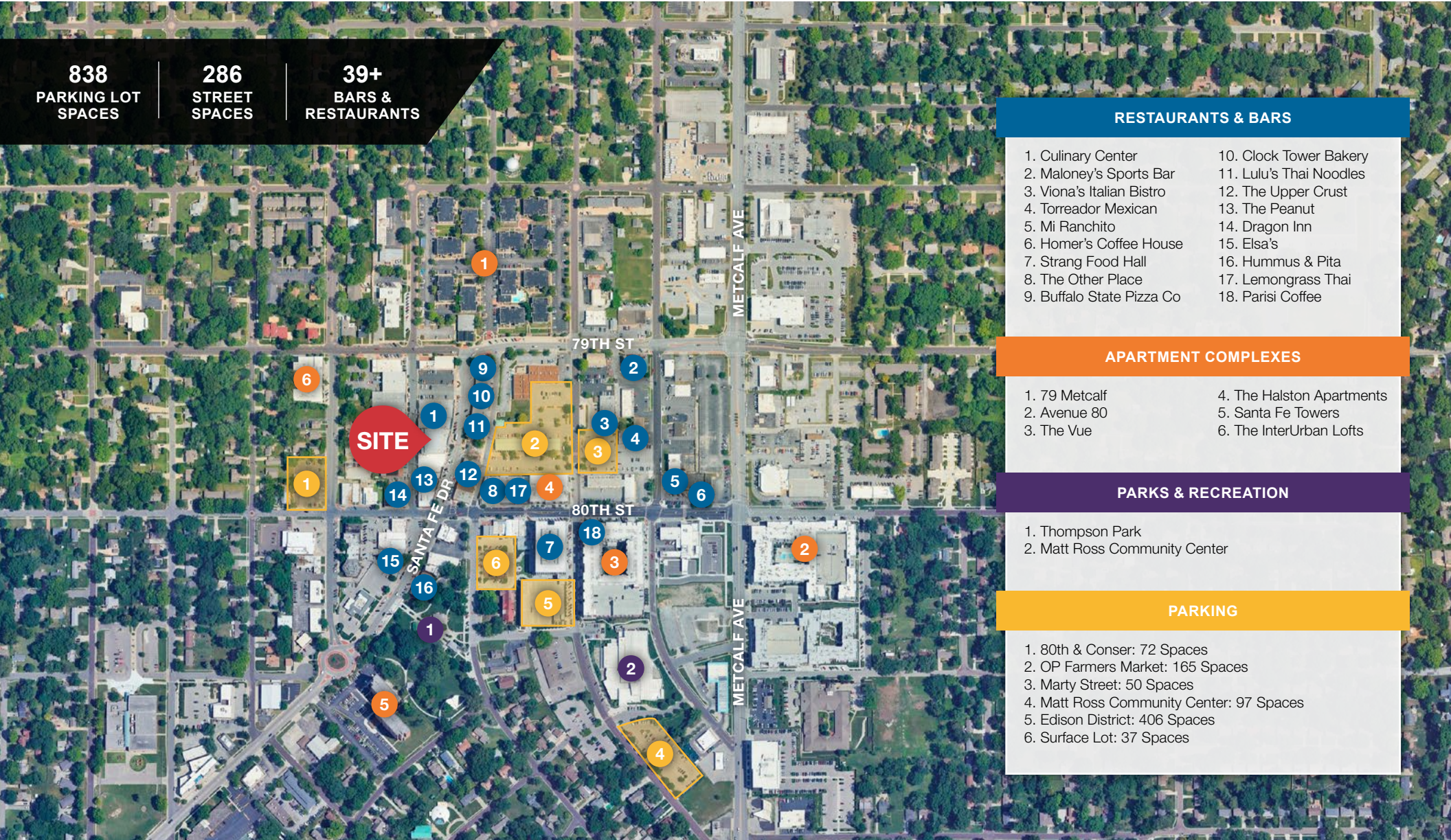
- 2,561 SF
- First floor lobby exposure with roll up door
- Lease Rate: \$27.50/SF Full Service



**838**  
PARKING LOT  
SPACES

**286**  
STREET  
SPACES

**39+**  
BARS &  
RESTAURANTS



### RESTAURANTS & BARS

- |                           |                         |
|---------------------------|-------------------------|
| 1. Culinary Center        | 10. Clock Tower Bakery  |
| 2. Maloney's Sports Bar   | 11. Lulu's Thai Noodles |
| 3. Viona's Italian Bistro | 12. The Upper Crust     |
| 4. Torreador Mexican      | 13. The Peanut          |
| 5. Mi Ranchito            | 14. Dragon Inn          |
| 6. Homer's Coffee House   | 15. Elsa's              |
| 7. Strang Food Hall       | 16. Hummus & Pita       |
| 8. The Other Place        | 17. Lemongrass Thai     |
| 9. Buffalo State Pizza Co | 18. Parisi Coffee       |

### APARTMENT COMPLEXES

- |               |                           |
|---------------|---------------------------|
| 1. 79 Metcalf | 4. The Halston Apartments |
| 2. Avenue 80  | 5. Santa Fe Towers        |
| 3. The Vue    | 6. The InterUrban Lofts   |

### PARKS & RECREATION

1. Thompson Park
2. Matt Ross Community Center

### PARKING

1. 80th & Conser: 72 Spaces
2. OP Farmers Market: 165 Spaces
3. Marty Street: 50 Spaces
4. Matt Ross Community Center: 97 Spaces
5. Edison District: 406 Spaces
6. Surface Lot: 37 Spaces

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