



CUSHMAN &  
WAKEFIELD



**FOR SUBLEASE**

**8700 STATE LINE ROAD, SUITE 200  
LEAWOOD, KS**

**8700 STATE LINE ROAD**

**20,506 RSF  
FULLY FURNISHED SUBLEASE**

4600 Madison Avenue, Suite 800  
Kansas City, MO 64112  
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Fax +1 913 273 1398  
[cushmanwakefield.com](http://cushmanwakefield.com)



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## Property Highlights

- Visible State Line location across from Ward Parkway Shopping Center
- Flexible lease term with October 31, 2031 lease expiration
- Furniture available
- 75 parking spaces
- Potential building signage available
- 4% commission paid to cooperating broker for sublease signed by September 30, 2024

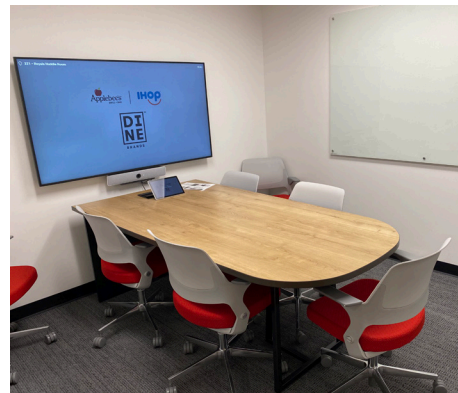
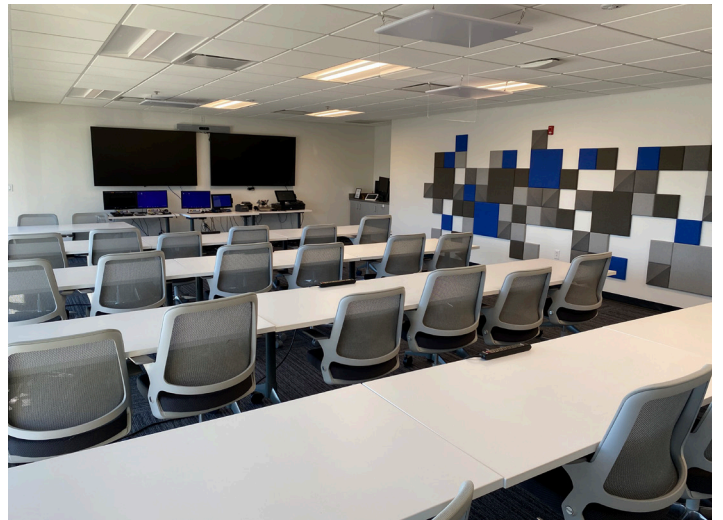
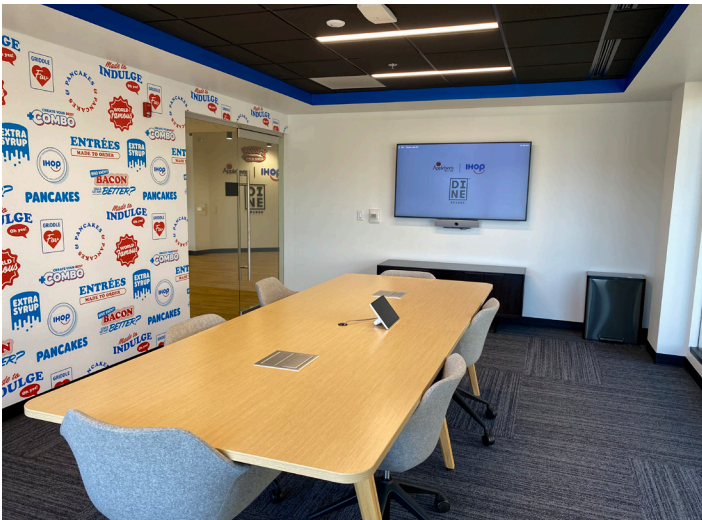
## Contact

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## Floor Plan



Floor space consists of:

- Open lobby with bench seating
  - 15 offices
  - 70 cubicles (need to confirm size)
  - 2 x 10 person conference room
  - Large break/gathering area with 2 booths, 3 café tables, 2 bar height tables
    - » Galley kitchen
    - » Ping pong table
  - Training room on glass for 30 people
  - IT
    - » Large IT work area
    - » Large IT room (locked with supplemental power and HVAC, which serves the IT room and open cube area)
    - » Small IT work area
    - » Small IT room with supplemental HVAC
  - Mail room with 2 cubicles and work area
  - 2 printer/copy centers
  - Exposed ceilings with drop down “clouds” over work areas
- \*White noise system  
 \*Sit stand desks  
 \*Lockers for staff (approx. 48 available)

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## Location Aerial



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