

Office or Restaurant on the Trail

8301 W 137th Street
Overland Park, KS 66223



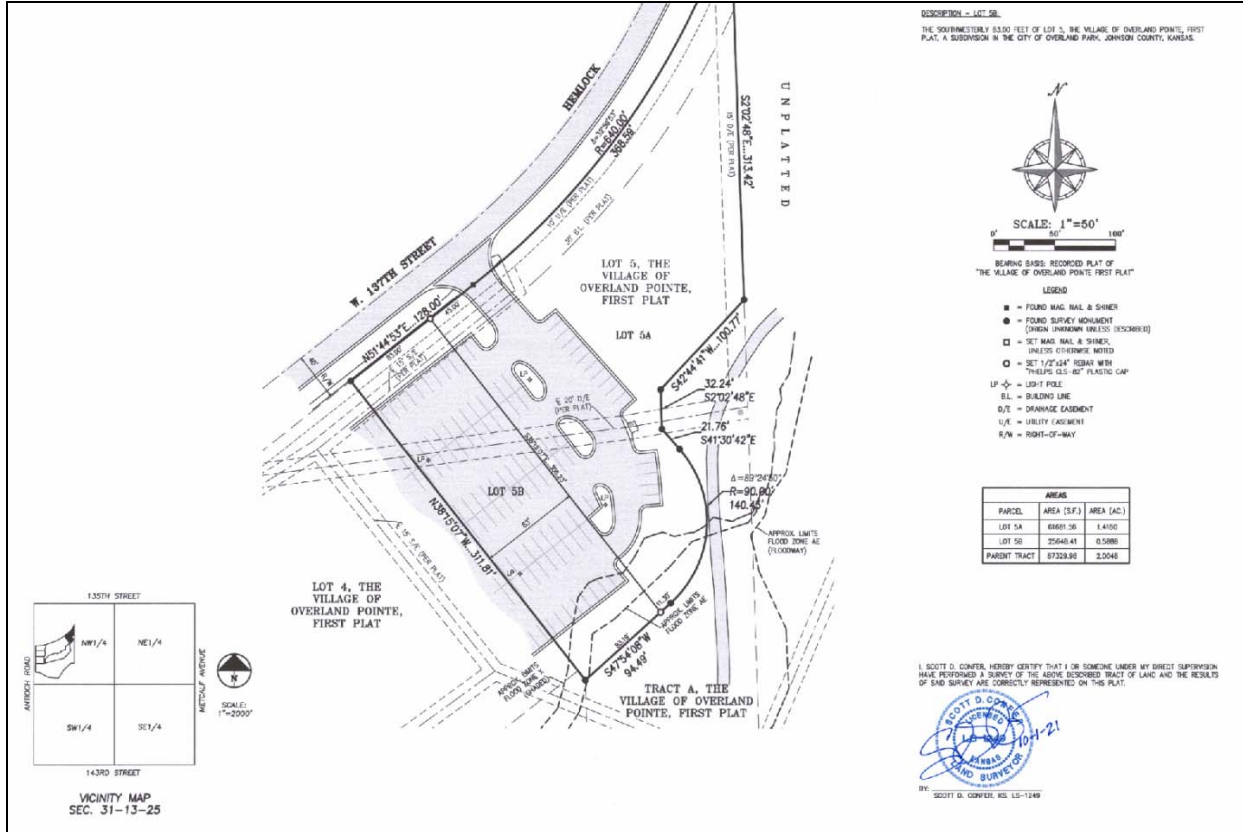
Architecture (Conceptual)

3500 - 5000 square foot office or restaurant on the trail for sale. Two buildings are proposed for this highly visible site convenient to 69 Highway and 135th Street in Overland Park. The first building is a proposed cowork center which will provide workspace and meeting facilities for professionals. The second building is available for an upscale office, restaurant or medical building. Contemporary design to feature lots of natural materials including wood, stone and glass.

The site is located next to Tomahawk Creek Trail with easy access for biking and hiking. Part of the Overland Pointe Retail Center at 135th and Antioch. Plenty of parking for your business needs with existing parking already in place.

You have the option to purchase a pad site for your building and build yourself or we can build it for you. 36 parking spaces are already in place for the two buildings (4.5 spaces/1000 sf). The site will also include a shared plaza and terrace. A natural path will connect to Tomahawk Trail which borders the site.

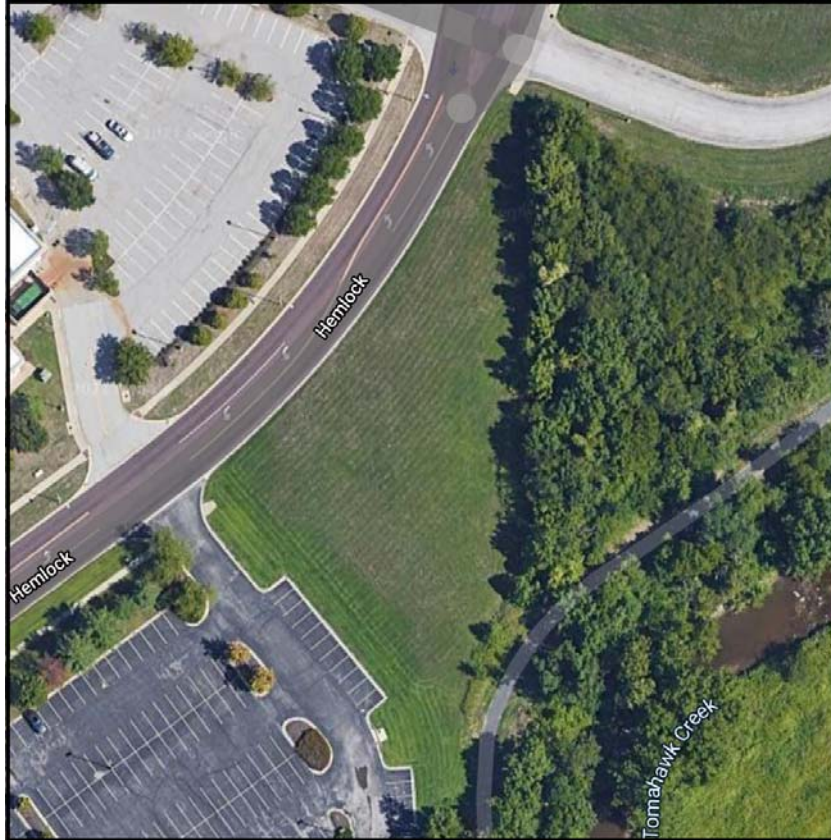
Alta Survey



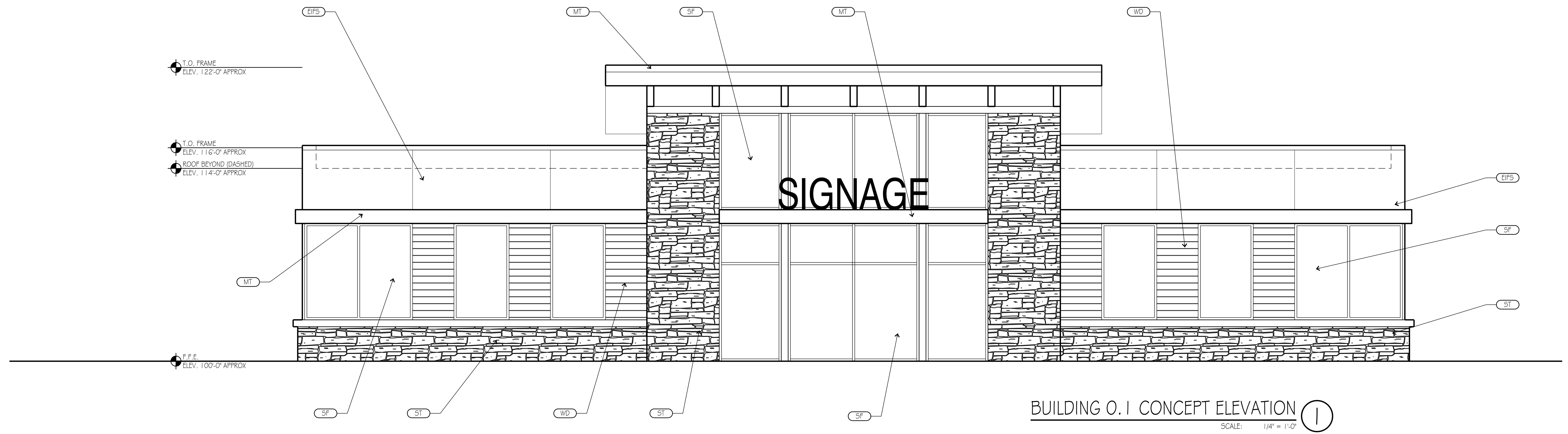
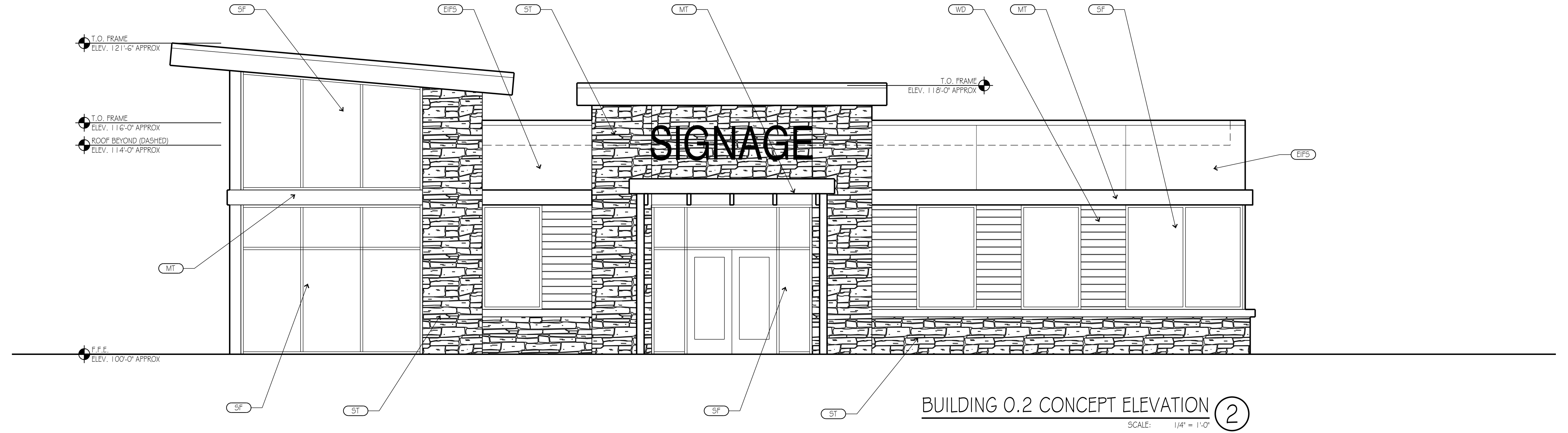
The site consists of Lot 5A which is part of Lot 5. A lot split has been completed with the City of Overland Park. Lot 5B is existing parking for an office building west of the site.

Site Pictures





MATERIAL SCHEDULE			
SYMBOL	MATERIAL	MANF	COLOR / TYPE
EIFS	EIFS/STUCCO	TBD	TBD
MT	METAL/COMPOSITE	TBD	TBD
SF	STOREFRONT	TBD	TBD
ST	STONE/COMPOSITE	TBD	TBD
WD	WOOD/COMPOSITE	TBD	TBD



A200 - BUILDING ELEVATIONS

REVISED 11.18.21

VILLAGE OF OVERLAND POINTE

DAVID RAYL | 10.20.21



Tomahawk Creek Trail

Terrace

Terrace

Building II
Restaurant or Office
3500 - 5000 sf

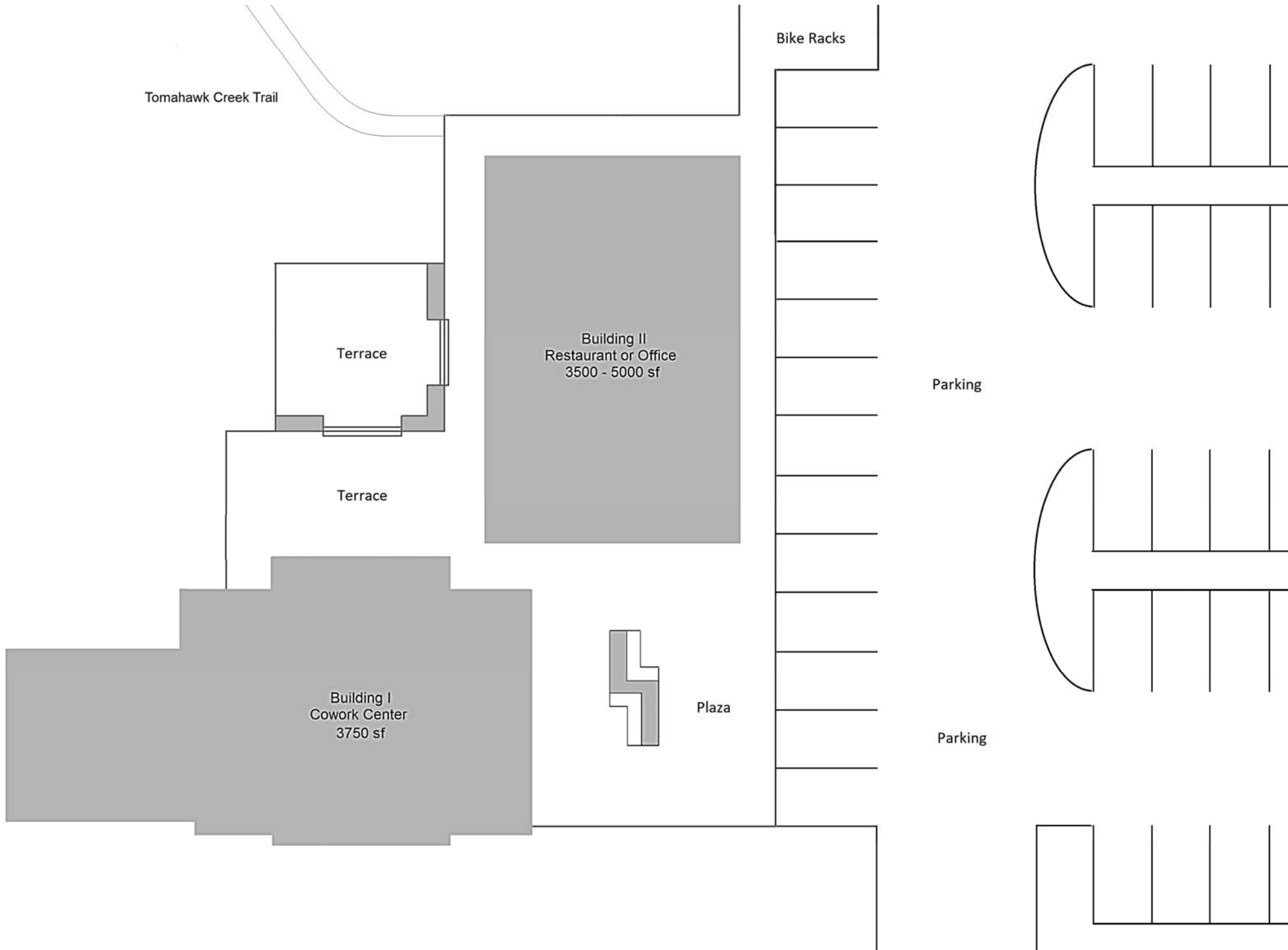
Building I
Cowork Center
3750 sf

Plaza

Bike Racks

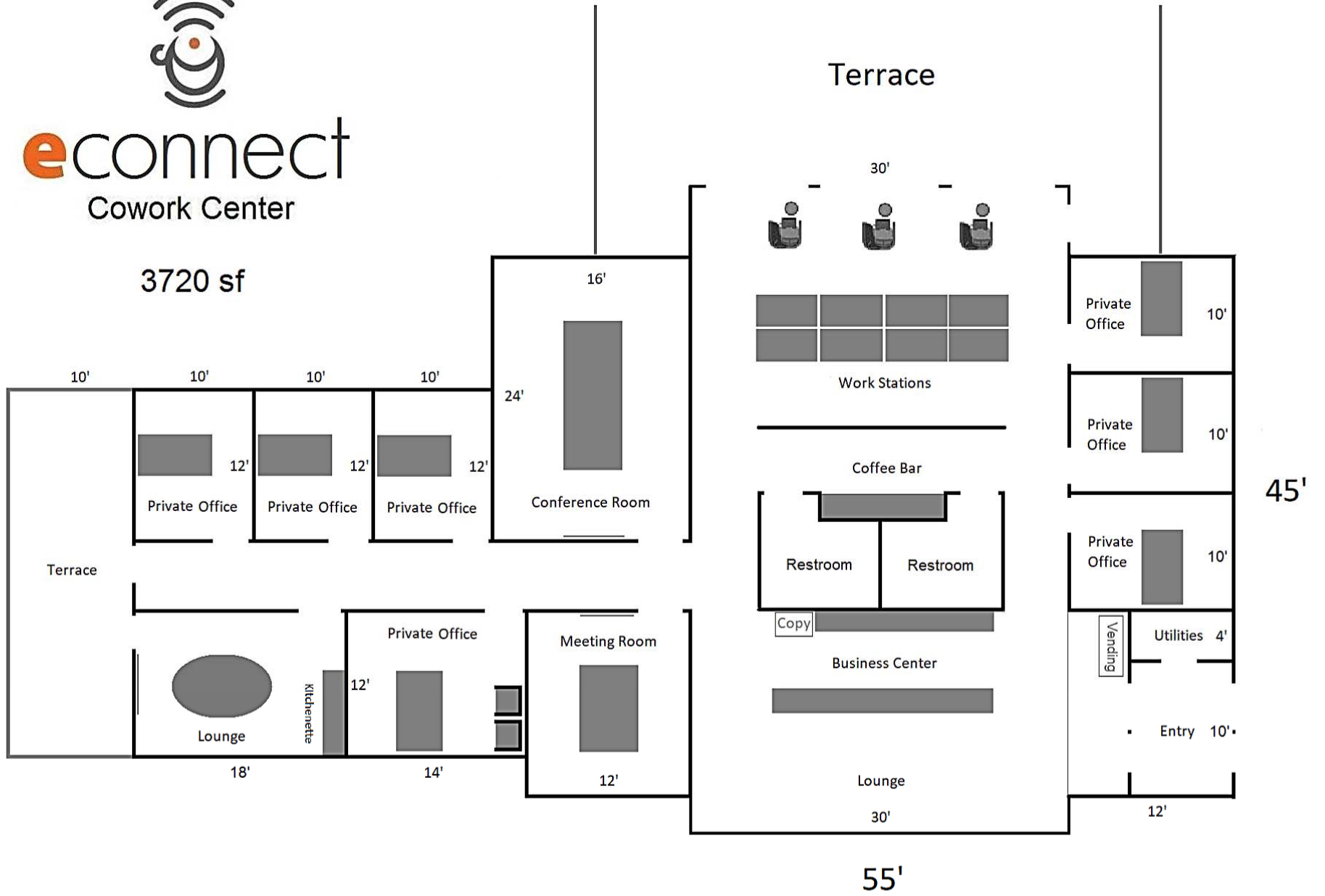
Parking

Parking





3720 sf



Contact Information

David Rayl
Rayl Investments, LLC
4901 W. 136th Street
Leawood, KS 66224

(913) 387-2011 office
(816) 809-3222 cell

david.visitecafe@gmail.com

