

METCALF
PLAZA



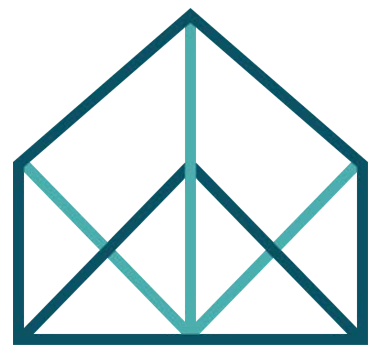
7171 W 95TH ST, OVERLAND PARK, KS 66212

OFFICE & RETAIL SPACE FOR LEASE



BRAIN GROUP



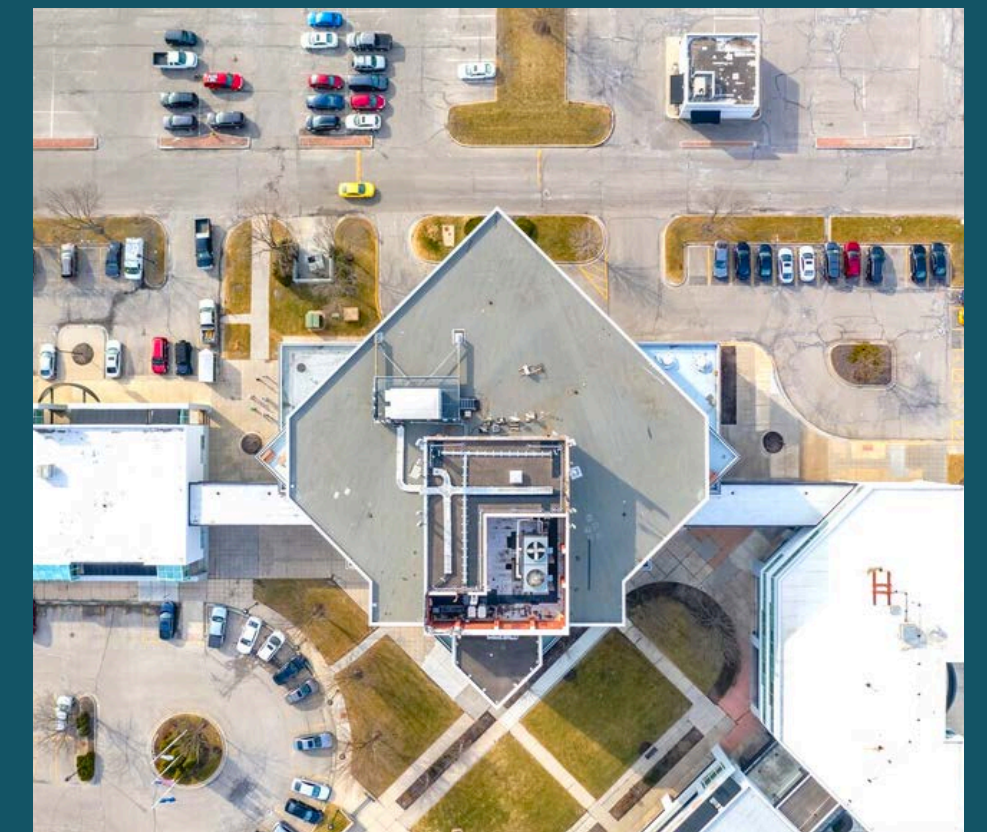


WELCOME TO METCALF PLAZA

Metcalfe Plaza is conveniently located on the corner of 95th Street and Metcalfe Avenue in Overland Park, Kansas. Metcalfe Plaza is currently offering several office and retail suites for lease. This iconic property features a variety of amenities and immediate access to a diverse selection of retail and restaurants in the 95th & Metcalfe Corridor.

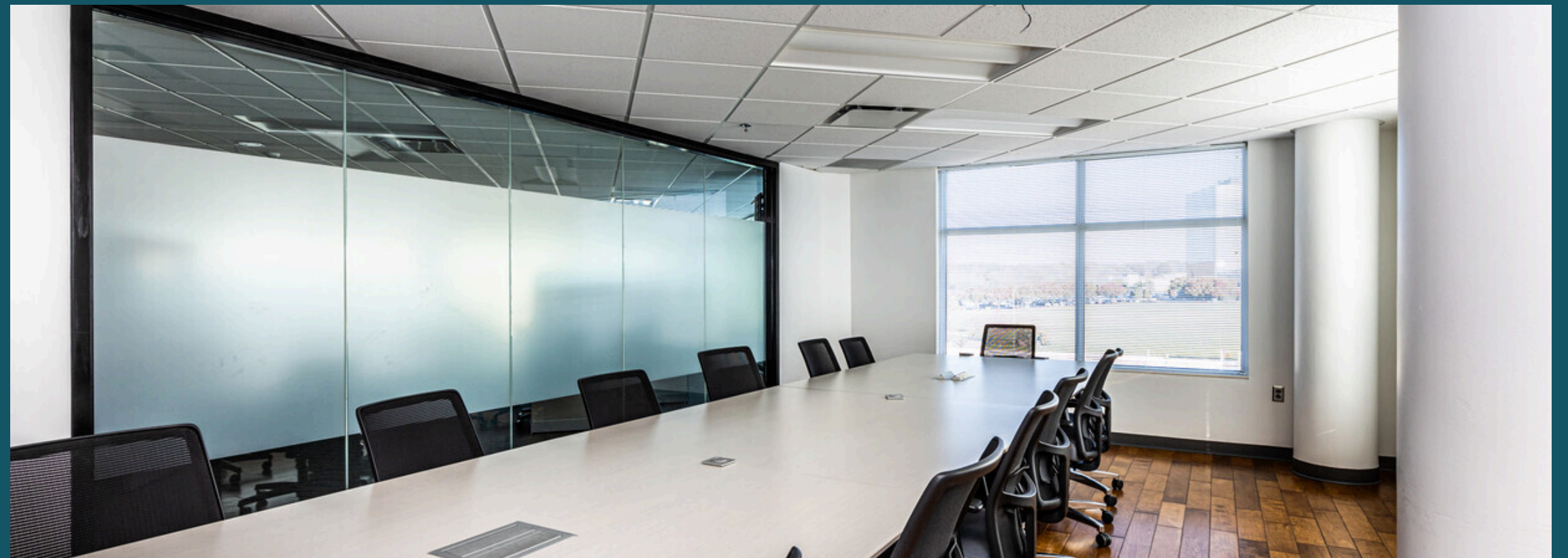


PROPERTY FEATURES



- 670 - 6,853 SF available for lease
- First floor space with building signage - ideal for retail, office or showroom
- Building conference room accessible to all tenants
- 56,100 CPD through intersection of 95th St & Metcalf Ave
- Responsive, on-site property maintenance
- Immediate access to a variety of retail and restaurants: Jack Stack BBQ, Long Horn Steakhouse, Lowe's, Home Depot, Natural Grocers, Mud Pie Bakery & Coffee, Whataburger, Chick-Fil-A, Ixtapa Mexican Cuisine, Topsy's, Andy's Frozen Custard, and others
- Google Fiber available

PROPERTY VISUALS

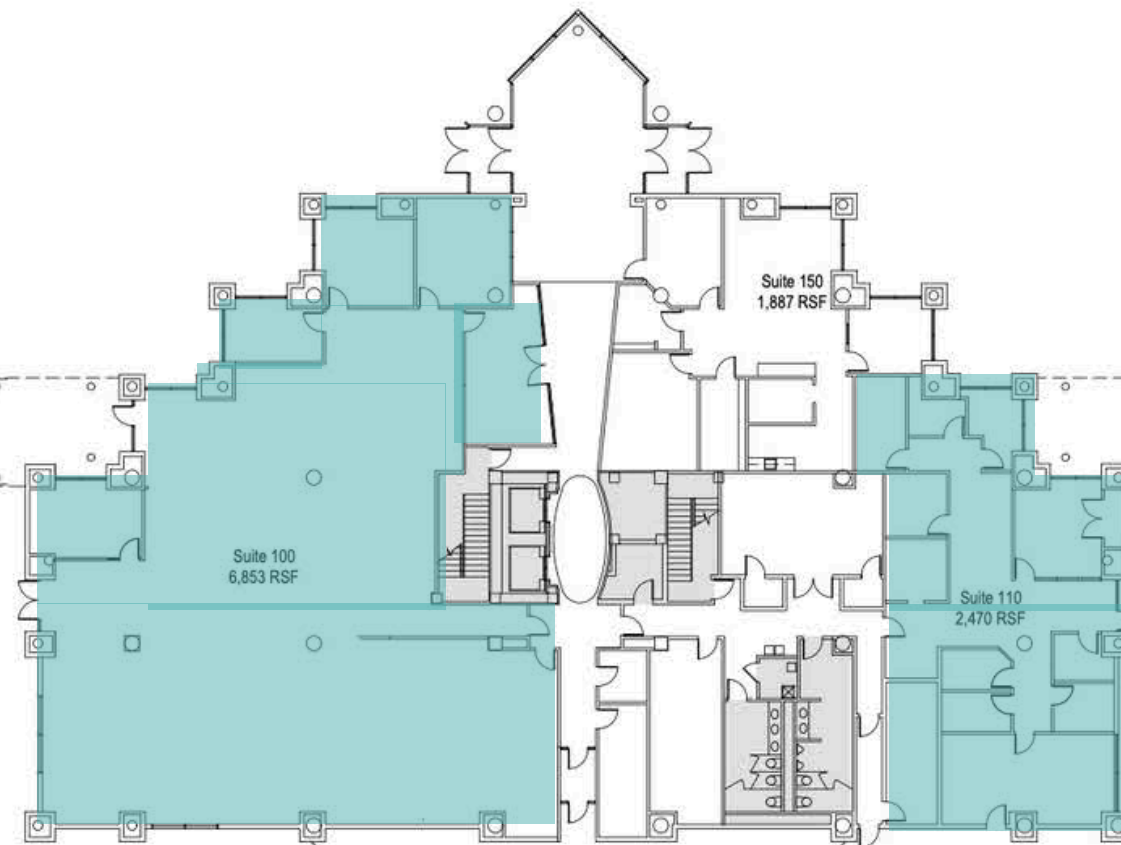
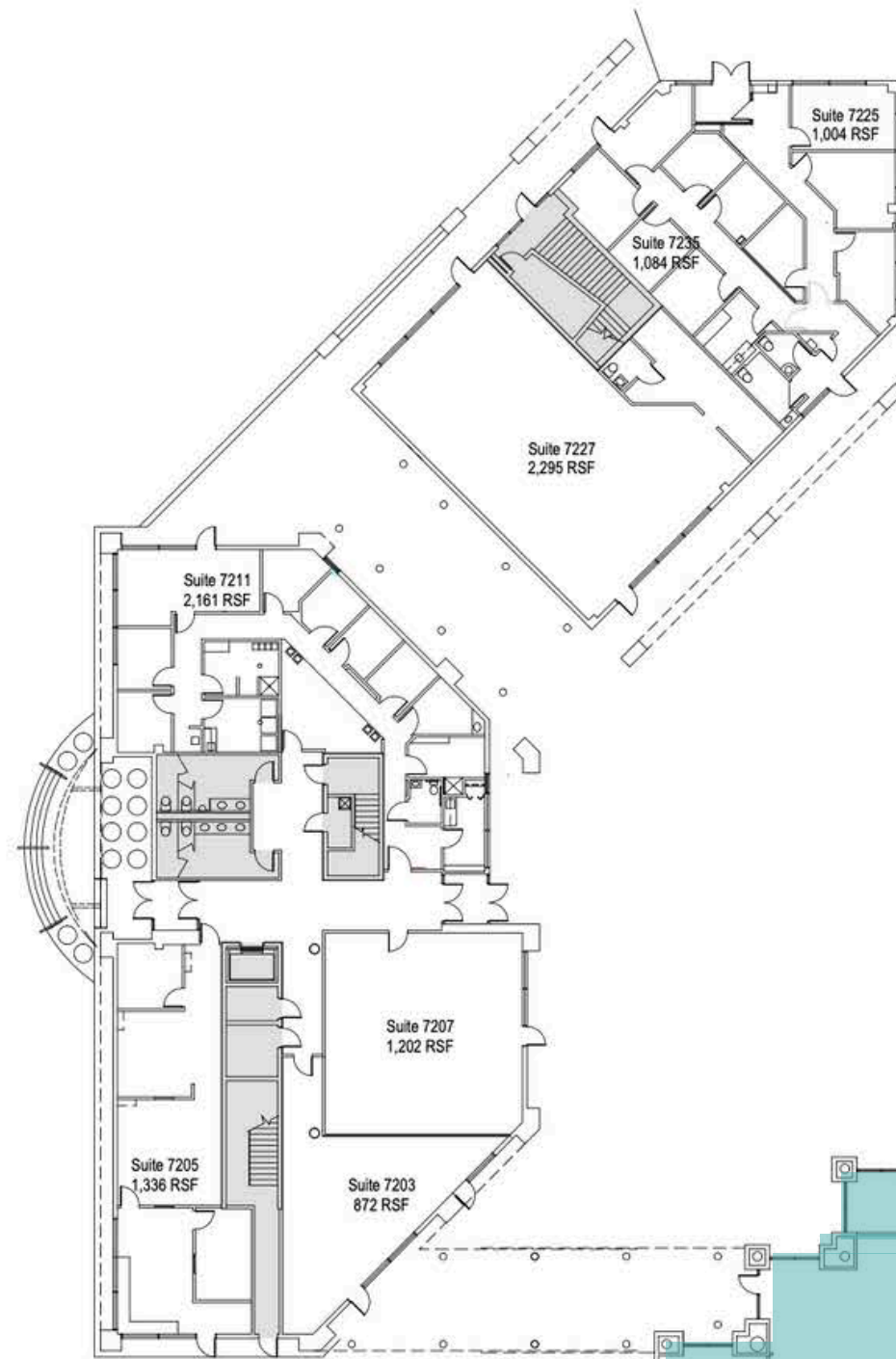




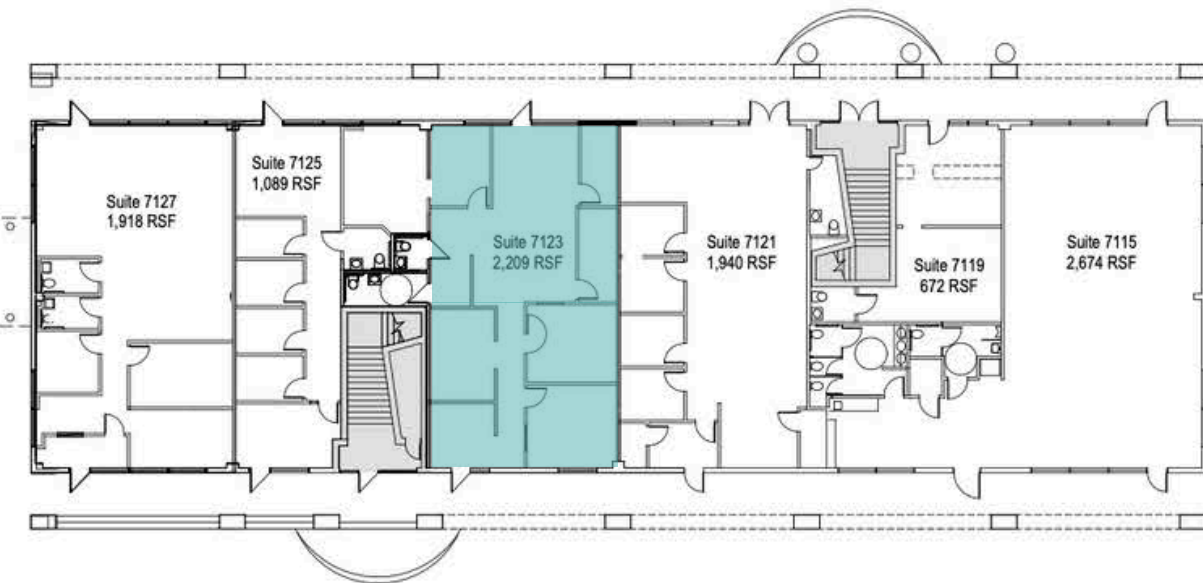
AVAILABLE SPACE

7171 W 95TH ST, OVERLAND PARK, KS 66212

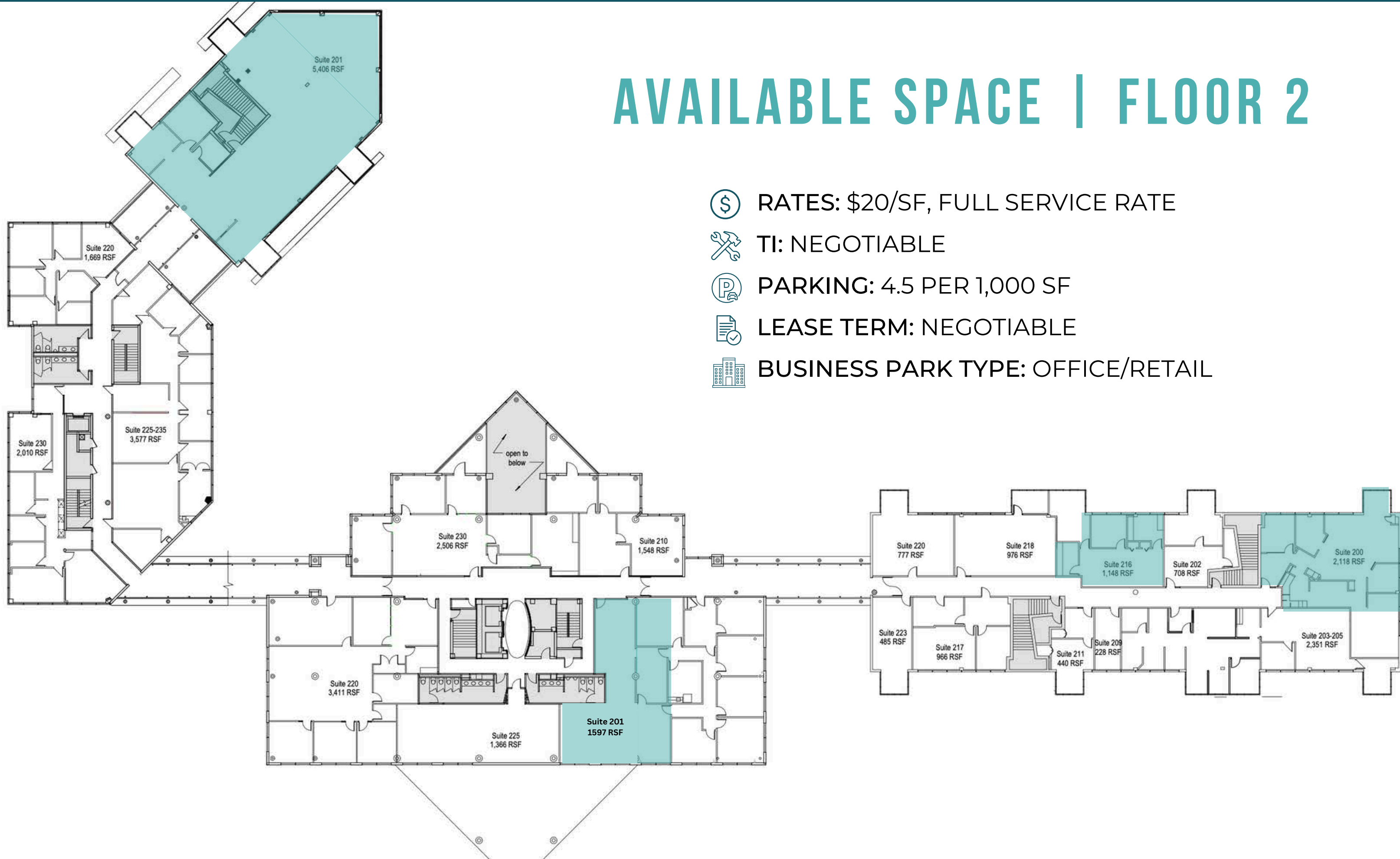
AVAILABLE SPACE | FLOOR 1



- 💰 RATES: \$21/SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅅 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



AVAILABLE SPACE | FLOOR 2



💰 RATES: \$20/SF, FULL SERVICE RATE

🔧 TI: NEGOTIABLE

🅅 PARKING: 4.5 PER 1,000 SF

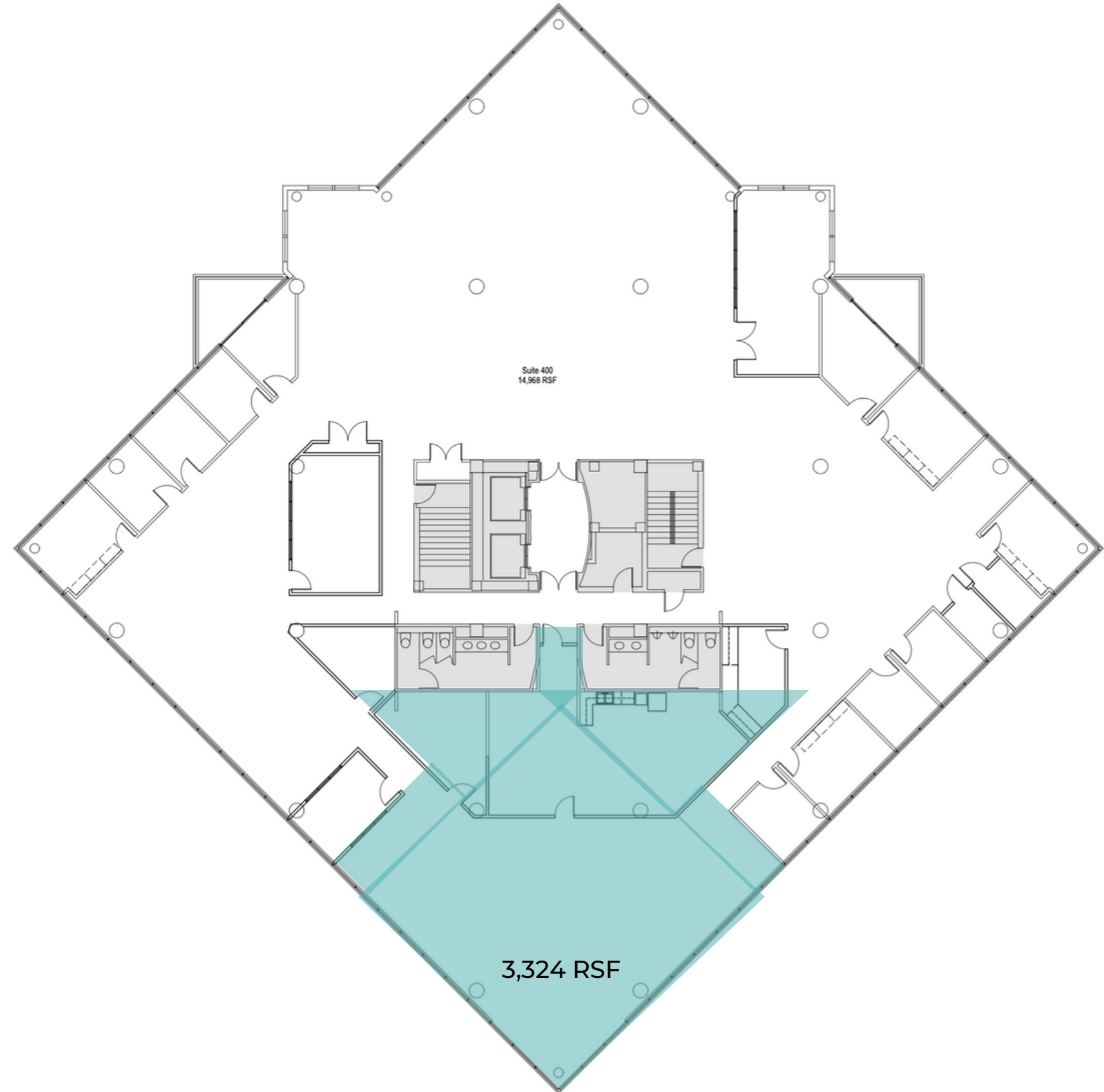
📄 LEASE TERM: NEGOTIABLE

🏢 BUSINESS PARK TYPE: OFFICE/RETAIL

AVAILABLE SPACE

SUITE 401

- 💰 RATES: \$20 /SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



AVAILABLE SPACE

SUITE 500

- 💰 RATES: \$21 /SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



95TH & METCALF TRADE AREA

Located in the heart of the 95th & Metcalf Retail/Office Corridor with a daytime population of 111,000+ within a 3-mile radius.



95TH STREET

NATURAL GROCERS
Vintage Stock
music, movies, video games & more
TABLETOP **CHIEFS FIT**
Jersey Mike's **CINZETTI'S**
MICRO CENTER computers & electronics **FirstWatch** THE OFFICE CAFE

SHAMROCK TRADING CORPORATION



THE HOME DEPOT
JACK STACK BARBECUE
Topsy's

Walmart Neighborhood Market

METCALF AVENUE

FIREHOUSE SUBS
pie five PIZZA CO.
AT&T
Summer Moon COFFEE

RED LOBSTER

Wendy's

Andy's Frozen Custard
ARVEST BANK

LONGHORN STEAKHOUSE

Chick-fil-c

CHEVROLET

SHAMROCK TRADING CORPORATION

LOWE'S

n/p novel place senior living

91ST STREET

Overland Park Racquet Club

Shamrock Trading Office Development Phase I: Completed



Olive Garden

95TH STREET

John Diemer Elementary School

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