

Nall Corporate Centre II

5700 West 112th Street, Overland Park, Kansas

For Lease

Prime Location Class A Office Space



Excellent Site!

- Up to 27,275 SF available
- Five story, 150,805 SF, Class A office building
- Garage Parking Available
- Excellent access to I-435, College Blvd., and Nall Avenue
- Close proximity to numerous retail and dining amenities
- Beautiful finishings throughout the building, lobbies and common areas, with state-of-the-art building and life safety systems
- Building Patio with grills for tenant use

For more information:

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Building Specifications

Building Description: Five-story, Class A corporate office building. Constructed of brick and reflective glass with architectural metal highlights. Primary structure is steel with 6' concrete floor

Year Built: 2017

Space Available:	Suite 100	9,744 SF
	Suite 300	16,603 SF
	Suite 330	926 SF

Operating Expenses: Expense Stop

Tenant Improvement Allowance: Negotiable

Services Included: Full service

Hours of Operation: 7:00 AM - 6:00 PM (Monday through Friday)
8:00 AM - 1:00 PM (Saturday)

HVAC: The building is climate controlled by three (3), 120 ton rooftop mounted Tran Intelipac units distributed by a variable air volume system.

Direct digital controls HVAC system is installed to provide multiple zones per floor. An energy management system is also installed to insure energy efficiency.

Parking:	Covered Garage Spaces:	186 (\$60/month/space)
	Surface Garage Spaces:	190
	Surface Spaces:	+ 296
	Total:	672 (4 parking spaces/1,000 SF)

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Interior Property Photos

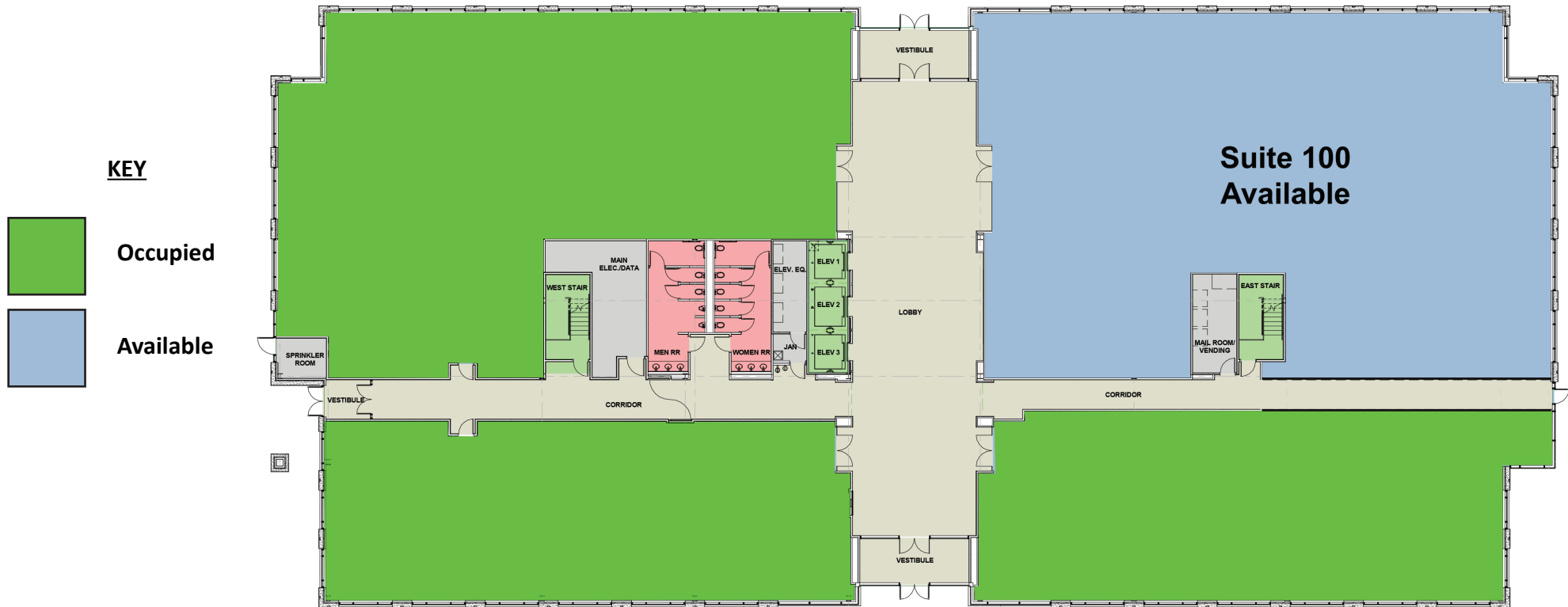


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First Floor Plan

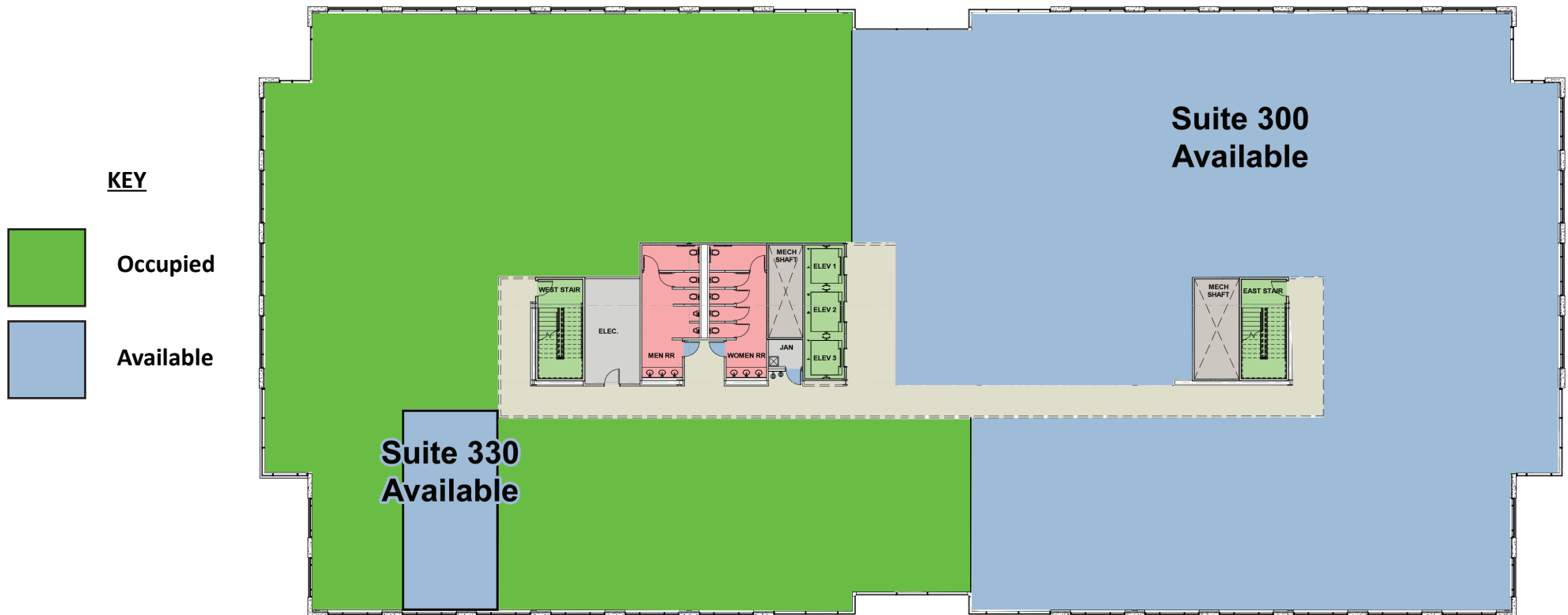


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Third Floor Plan



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Retail and Dining Amenities

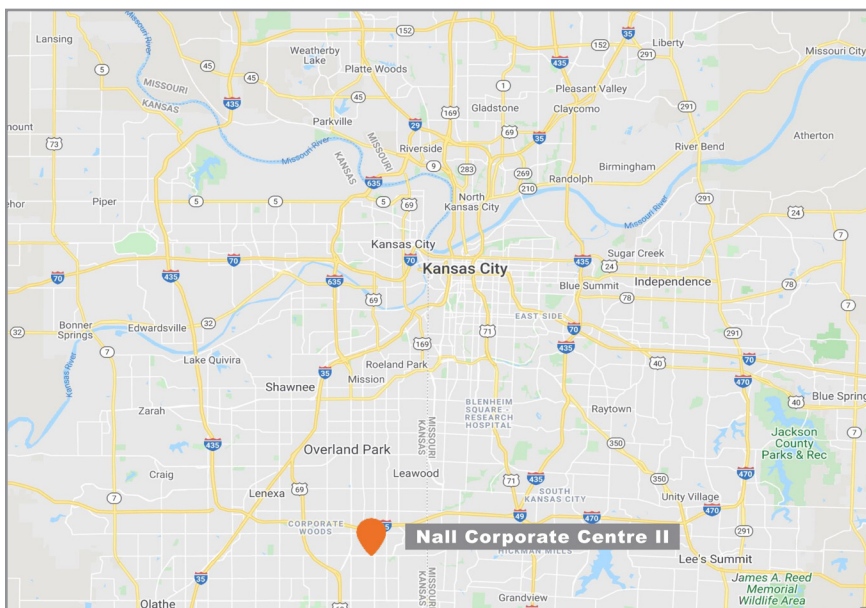


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