

Prime Location Class A Office Space



Excellent Site!

- Up to 21,298 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 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)

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

HVAC: 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



First Floor Plan

KEY

 Occupied

 Available

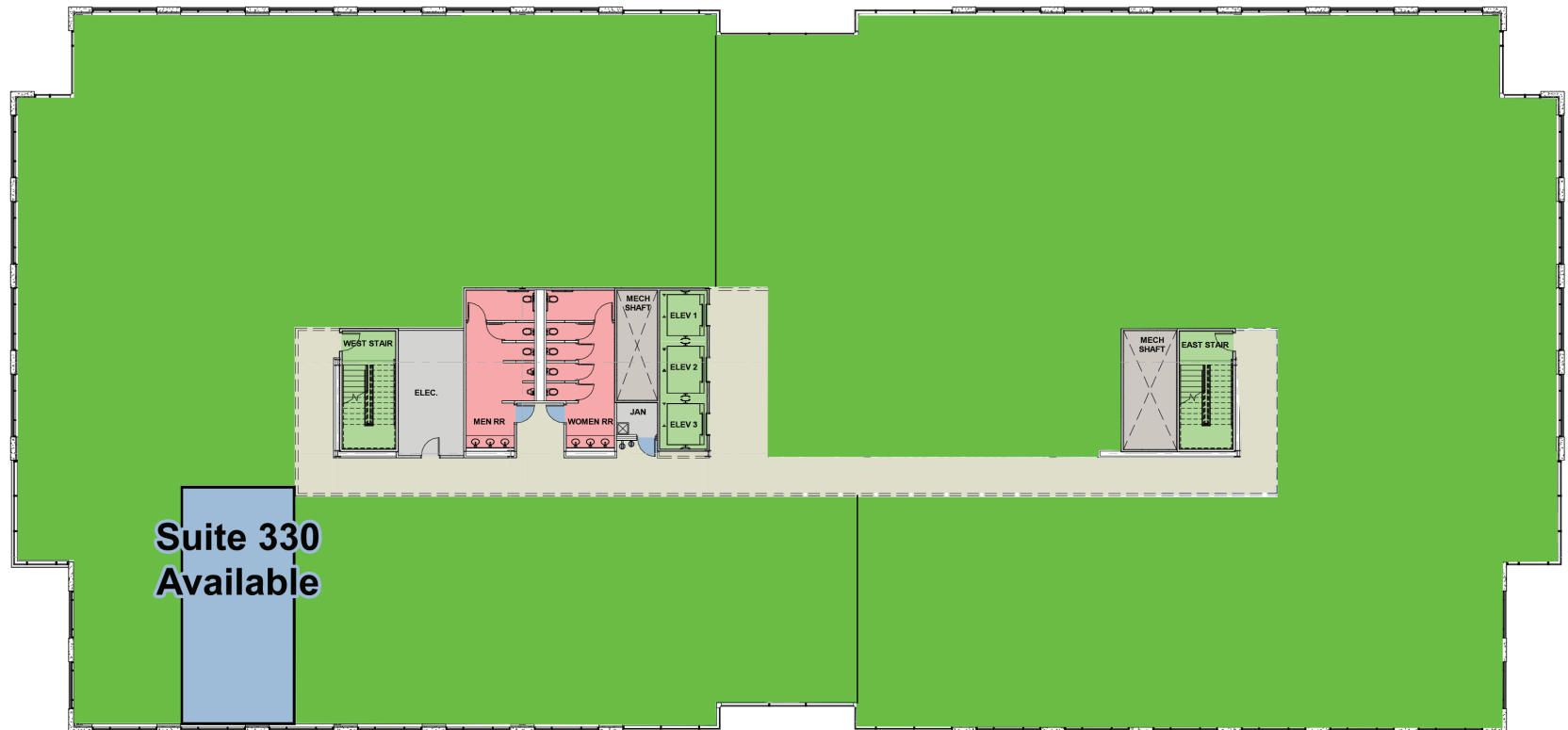


Nall Corporate Centre II

5700 West 112th Street, Overland Park, Kansas

For Lease

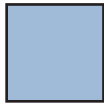
Third Floor Plan



KEY



Occupied



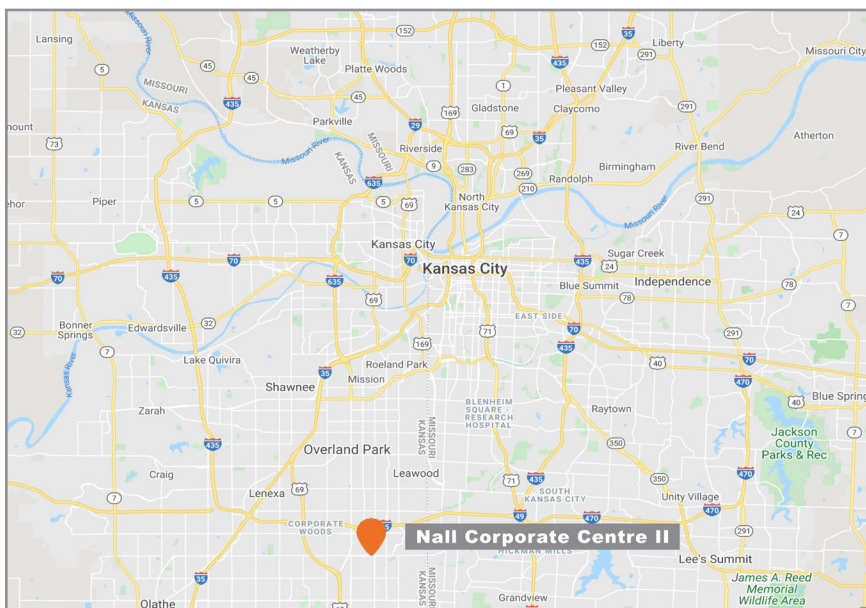
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