

Prime Location Class A Office Space



Excellent Site!

- 926 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



Nall Corporate Centre II

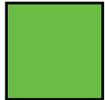
5700 West 112th Street, Overland Park, Kansas 66207

For Lease

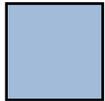
Third Floor Plan



KEY



Occupied



Available

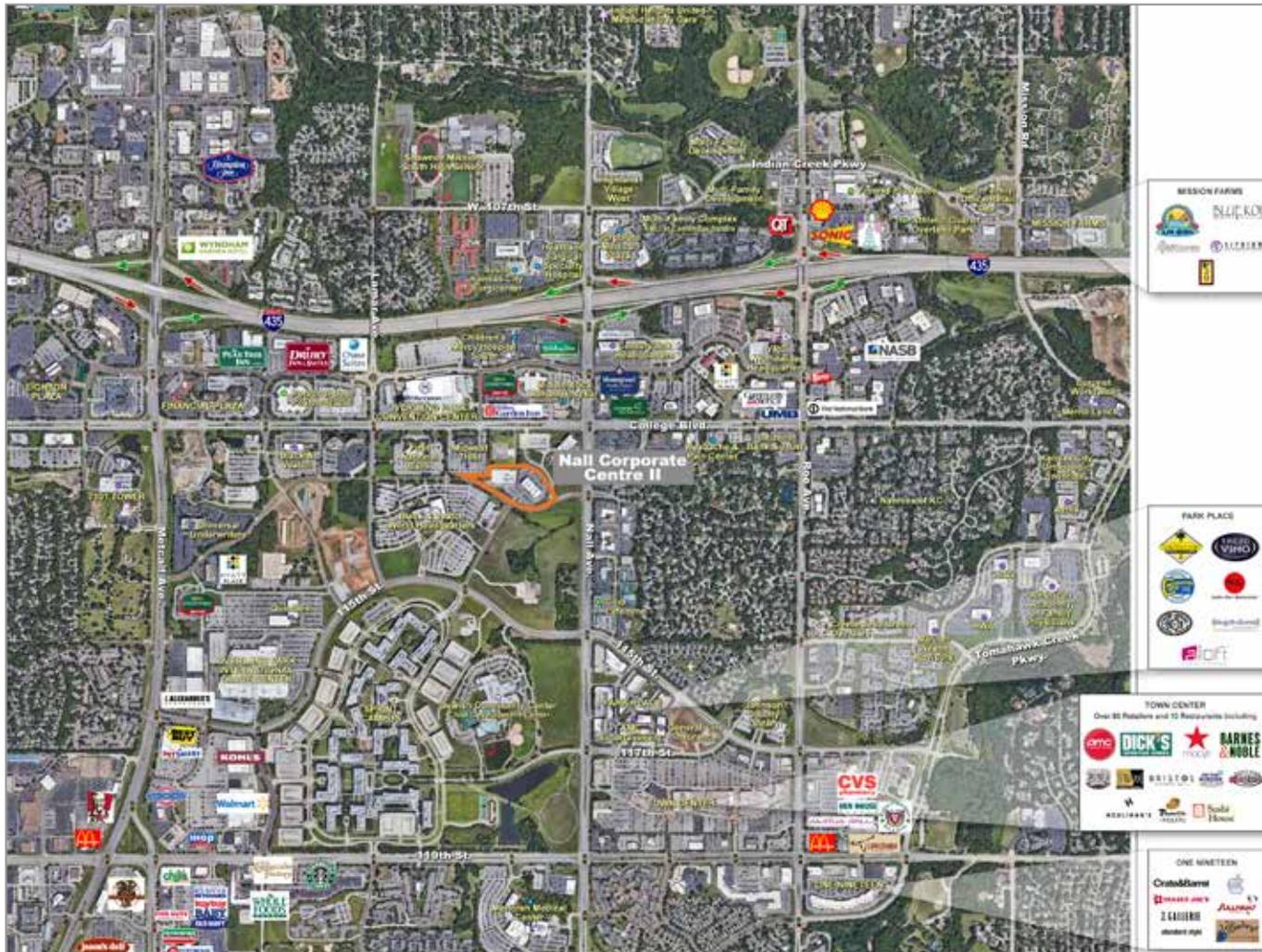
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Retail and Dining Amenities



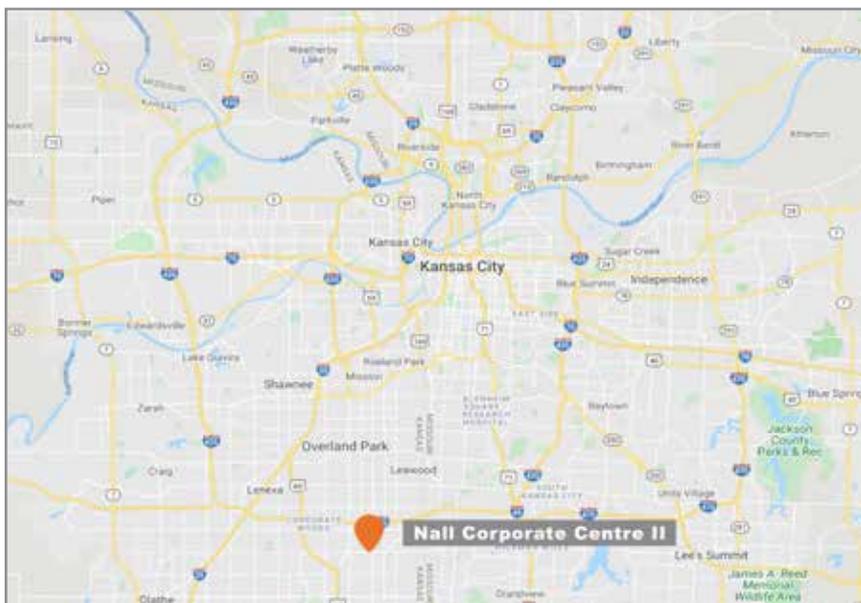
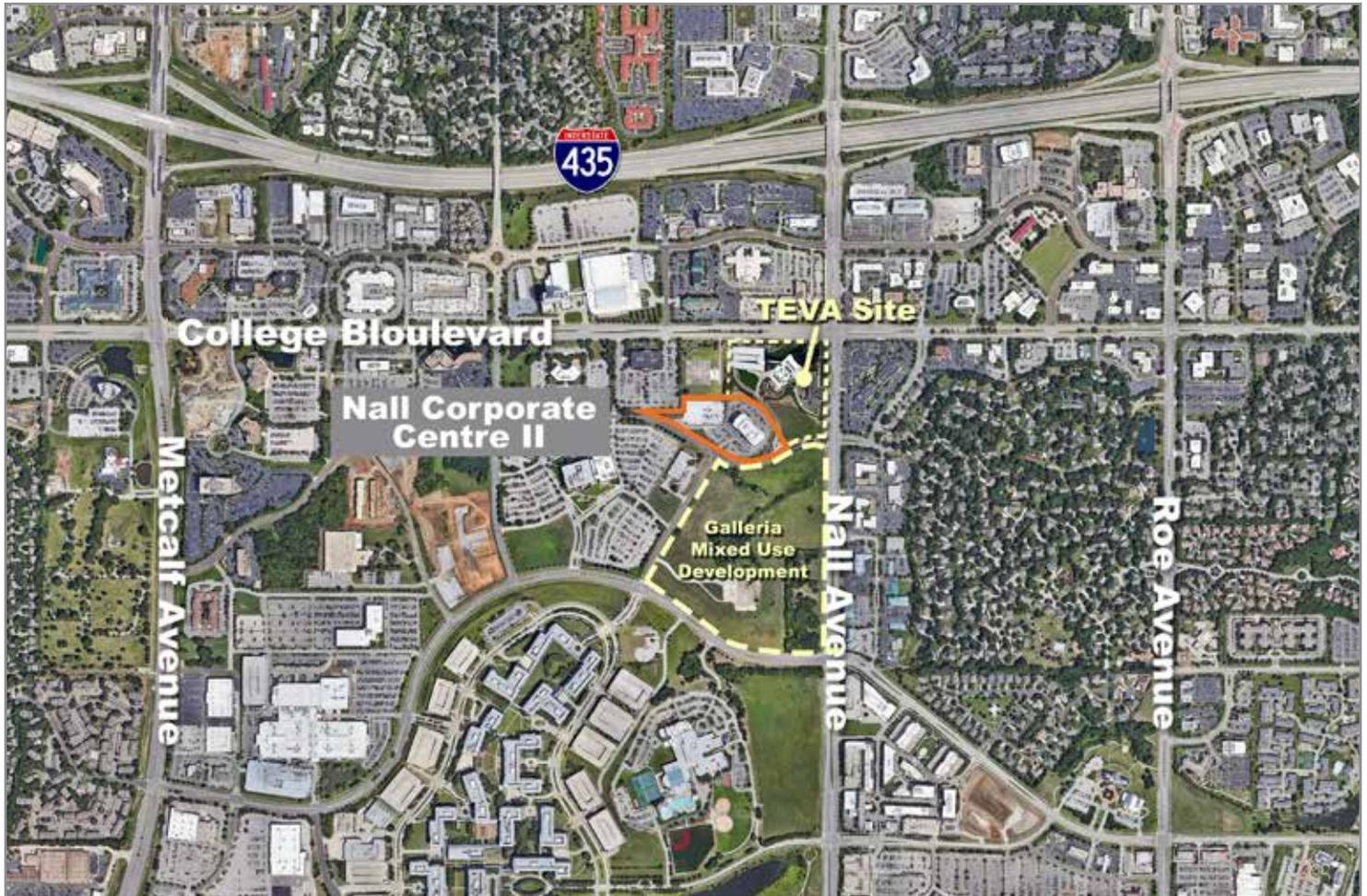
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BLOCK
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