

# The Offices At CityPlace

11101 Switzer Road, Overland Park, Kansas

# For Lease



## Excellent Location

- 7,127 SF available
- Class A+, 2020 construction
- Tremendous access to College Blvd., 69 Highway and I-435
- Campus setting with walking trails, bike paths and reflective pond
- Mixed-use development with 1,300 Class A apartments and 40,000 SF of retail space

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**Building Description:** CityPlace Corporate Centre I is a 4-story building featuring efficient 30,000 square foot plates designed to offer maximum flexibility for tenants to efficiently adjust to today's changing office environment. The building has been constructed using steel structural systems combined with masonry, precast concrete, glass and natural stone to present a uniquely contemporary yet timeless design.

**Building Size:** 4 Stories, 120,268 SF

**Space Available:** 7,127 SF

**Year Built** 2020

**Hours of Operation:**

Monday - Friday	7:00 a.m. - 6:30 p.m.
Saturday	8:00 a.m. - 1:00 p.m.
Sunday and Holidays	Closed

**Elevator System** The building features high-speed, computer-controlled elevators. The elevators have a capacity of 3,500 lbs for passenger elevators and 4,000 lbs for the freight elevator.

**HVAC:** The building is climate controlled by rooftop mounted units distributed by a variable air volume system. The roof top units include energy recovery wheels for efficiency.

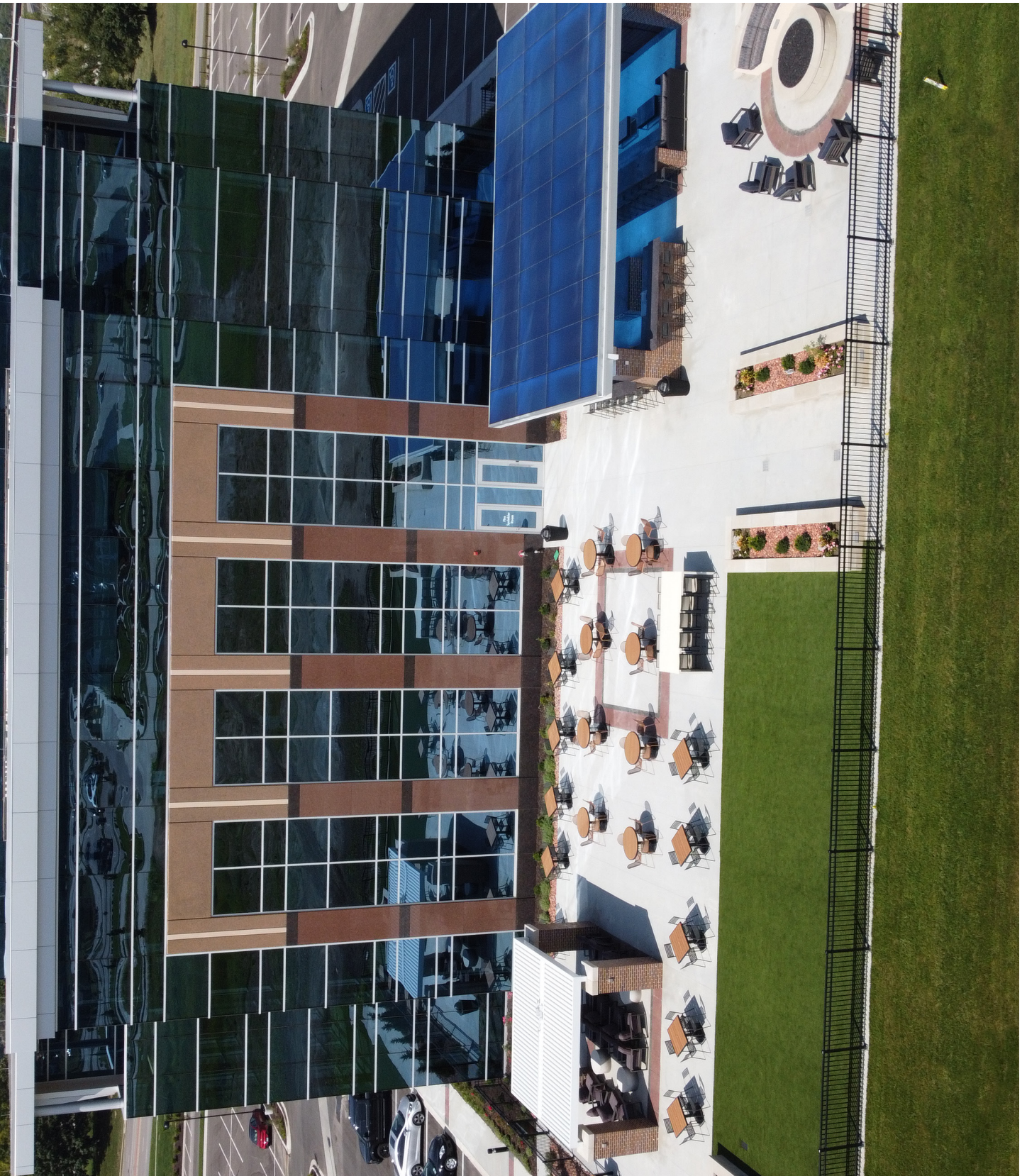
A direct digital control (DDC), HVAC system has been installed in the building to provide multiple zones per floor. An energy management system has also been installed to insure energy efficiency.

**Parking:** 5 Spaces per 1,000 SF



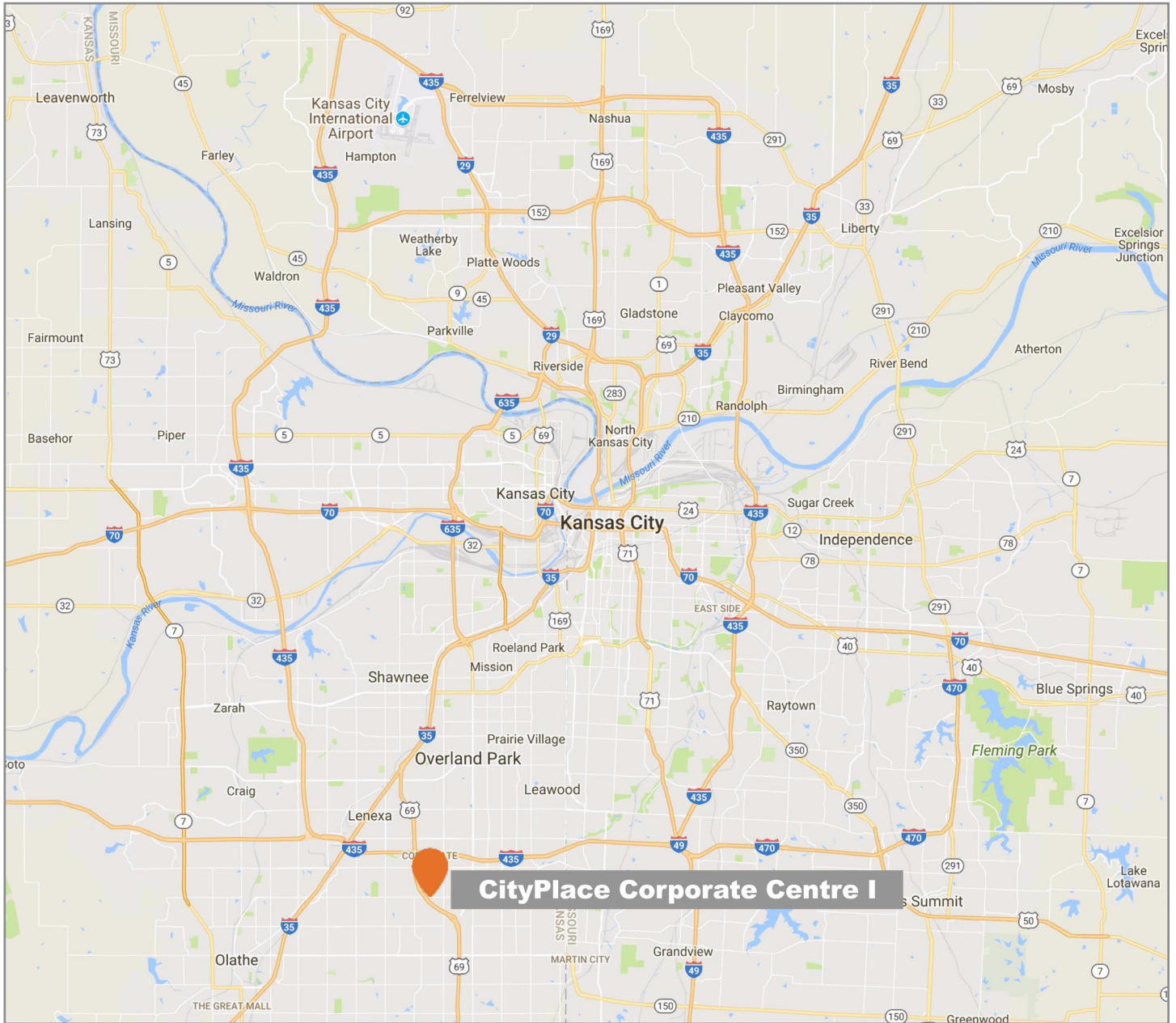


## Tenant Patio with Grill



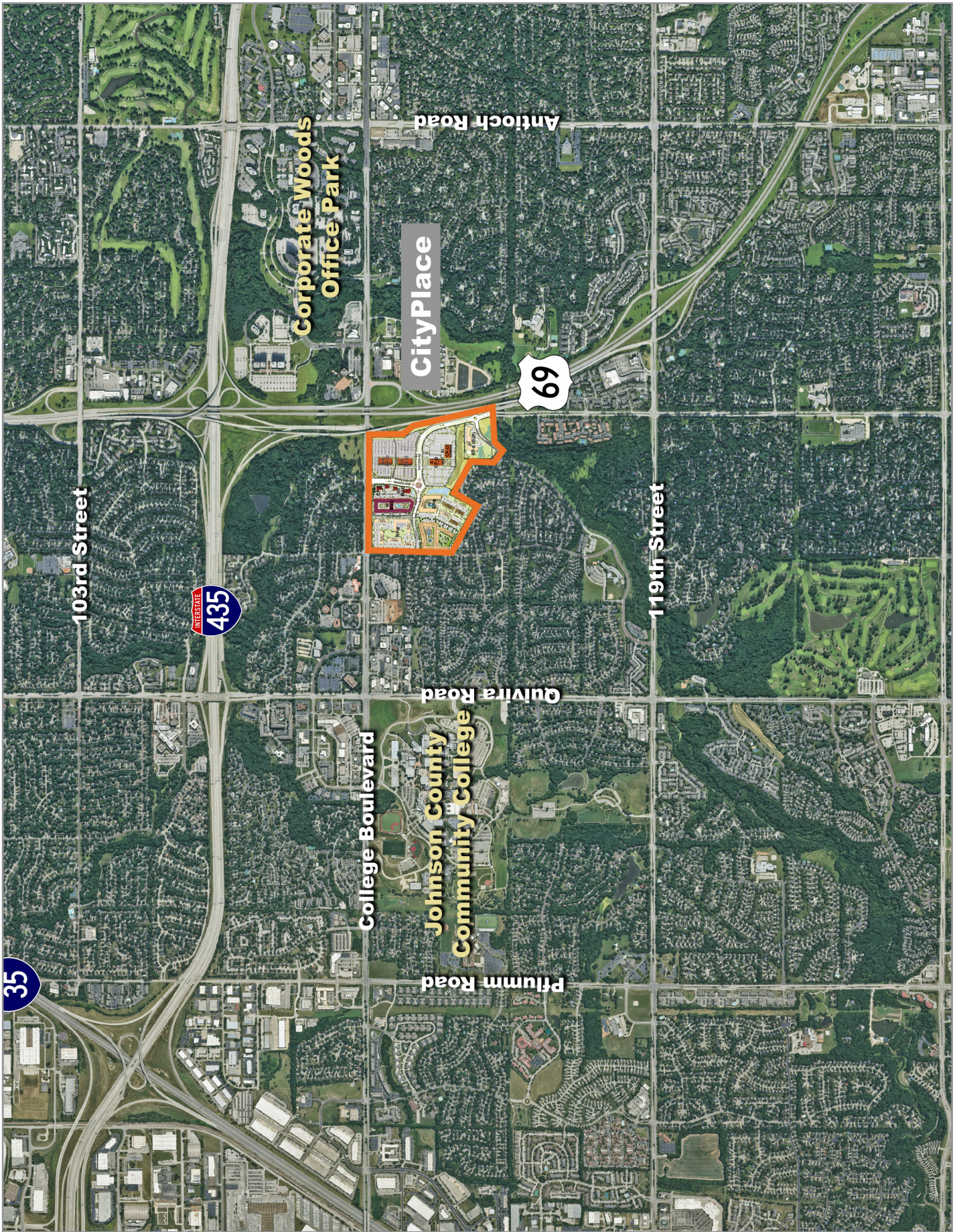


## Map





Aerial





Aerial





Developemetrn At Full Built Out

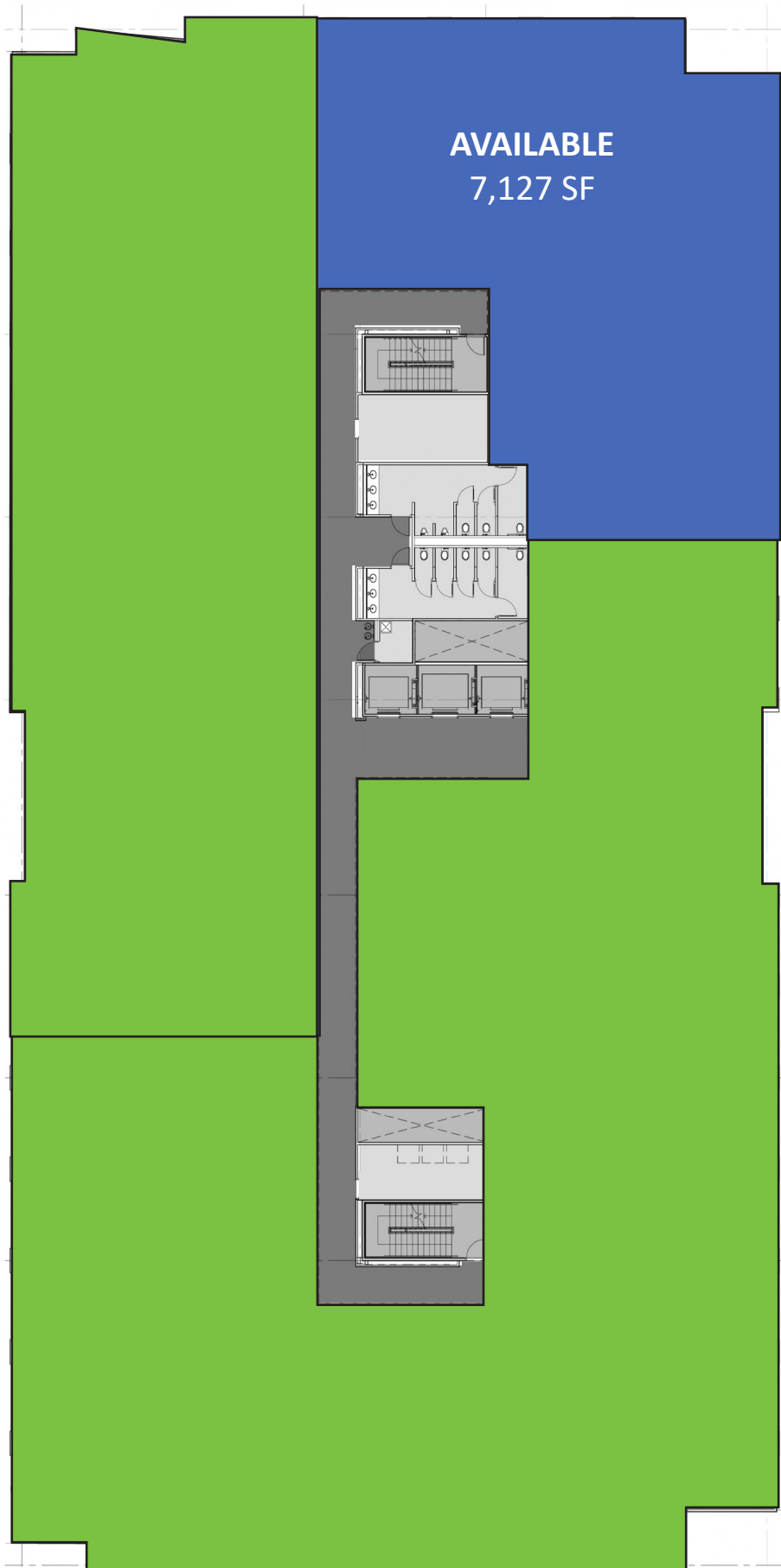








Second



Key

Leased

Available



## Amenities



### Key Retail Amenities:

- |                               |                                  |
|-------------------------------|----------------------------------|
| <b>1</b> YMCA                 | <b>13</b> PANERA                 |
| <b>2</b> SNAP FITNESS         | <b>14</b> HAWTHORNE              |
| <b>3</b> SCOOTER'S            | <b>15</b> KINDERCARE             |
| <b>4</b> LA PETITE ACADEMY    | <b>16</b> PIZZA HUT              |
| <b>5</b> Q39                  | <b>17</b> RICCO'S ITALIAN BISTRO |
| <b>6</b> CHIPOTLE             | <b>18</b> GREEK CUISINE          |
| <b>7</b> STARBUCKS            | <b>19</b> METCALF BANK           |
| <b>8</b> ROSATI'S PIZZA       | <b>20</b> HEN HOUSE              |
| <b>9</b> GAROZZO'S RISTORANTE | <b>21</b> STARBUCKS              |
| <b>10</b> CAPITOL FEDERAL     | <b>22</b> DOMINO'S               |
| <b>11</b> DOUBLE TREE         | <b>23</b> MCDONALD'S             |
| <b>12</b> FREDDY'S            | <b>24</b> SUBWAY                 |



