

The Offices At CityPlace

11101 Switzer Road, Overland Park, Kansas

For Lease



Excellent Location

- 2,076 and 4,994 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: 2,076 SF
Suite 110: 4,994 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

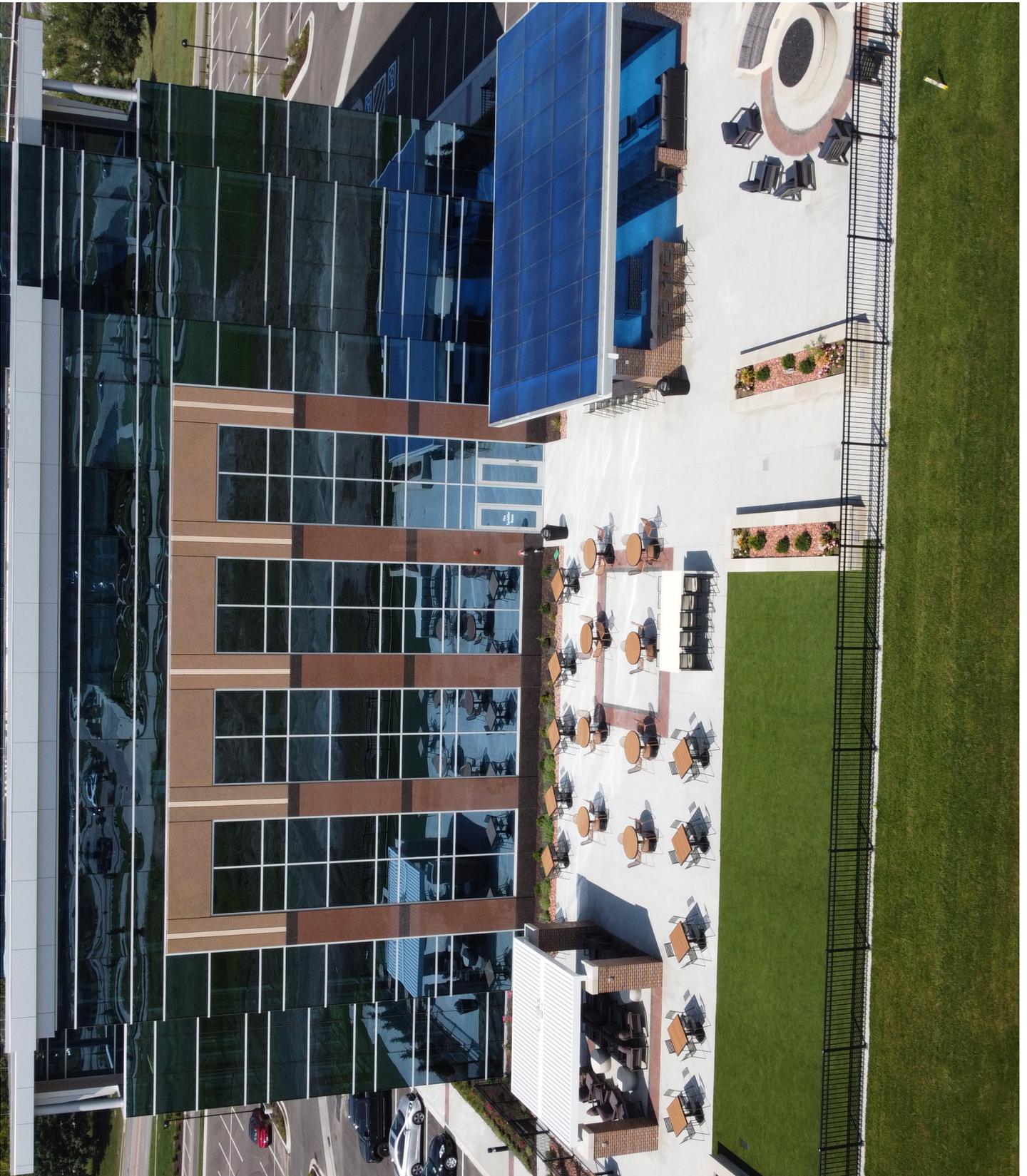
Elevator System The building features high-speed, computer-controlled elevators. The elevators have a capacity of 3,500 lbs for passenger elevators and 4,000 lbs for the freight elevator.

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.

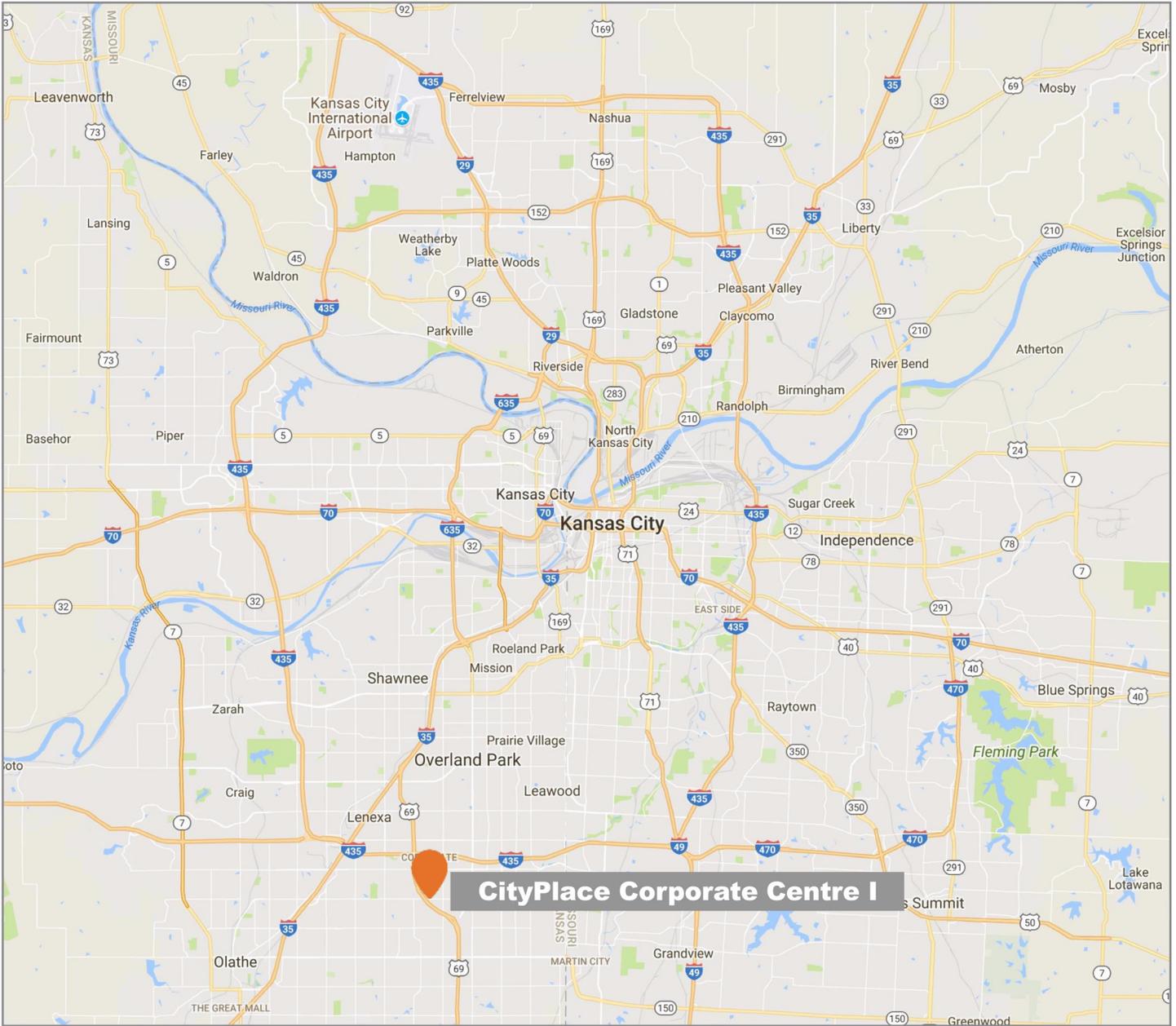
Parking: 5 Spaces per 1,000 SF



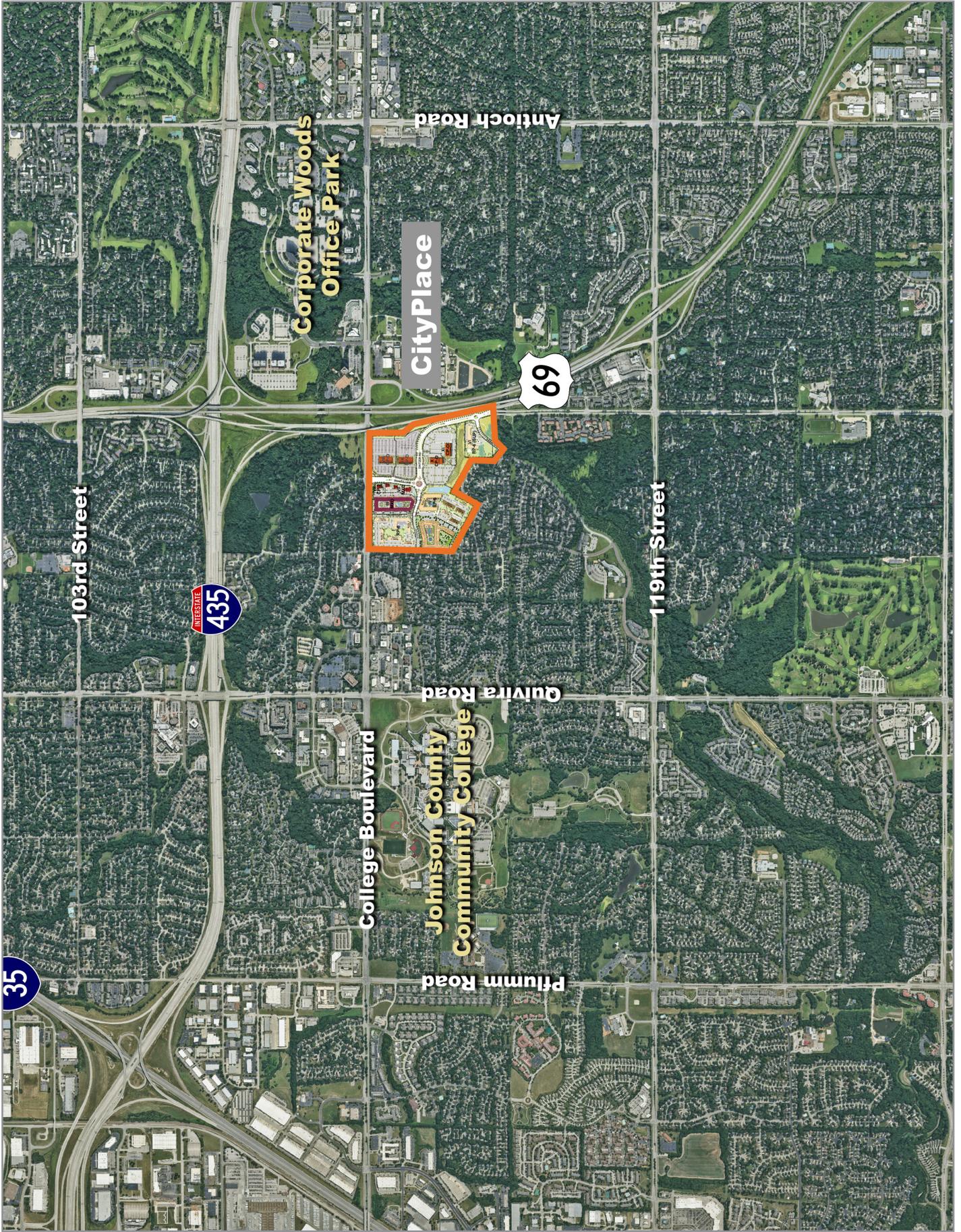
Tenant Patio with Grill



Map



Aerial



Aerial

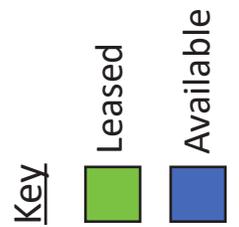
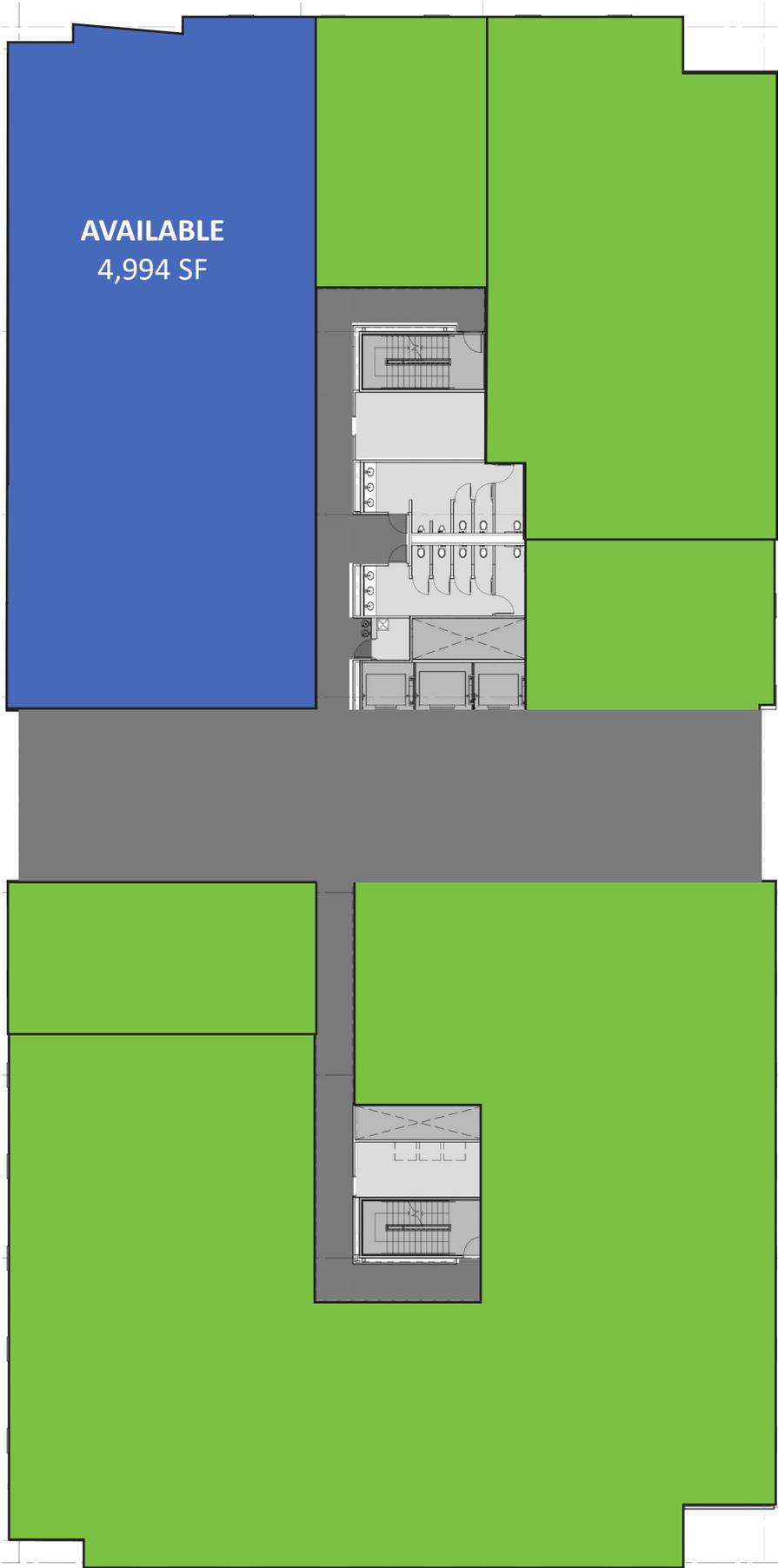


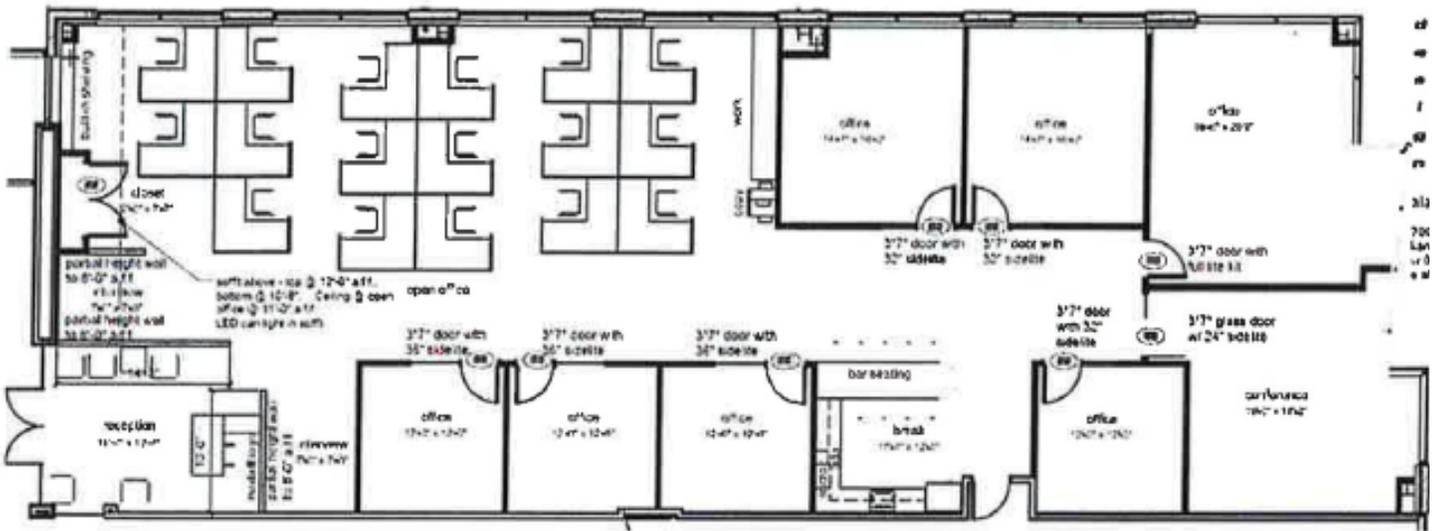
Developemetn At Full Built Out



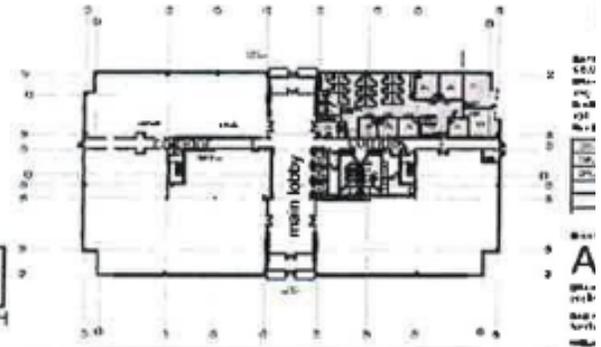


First Floor



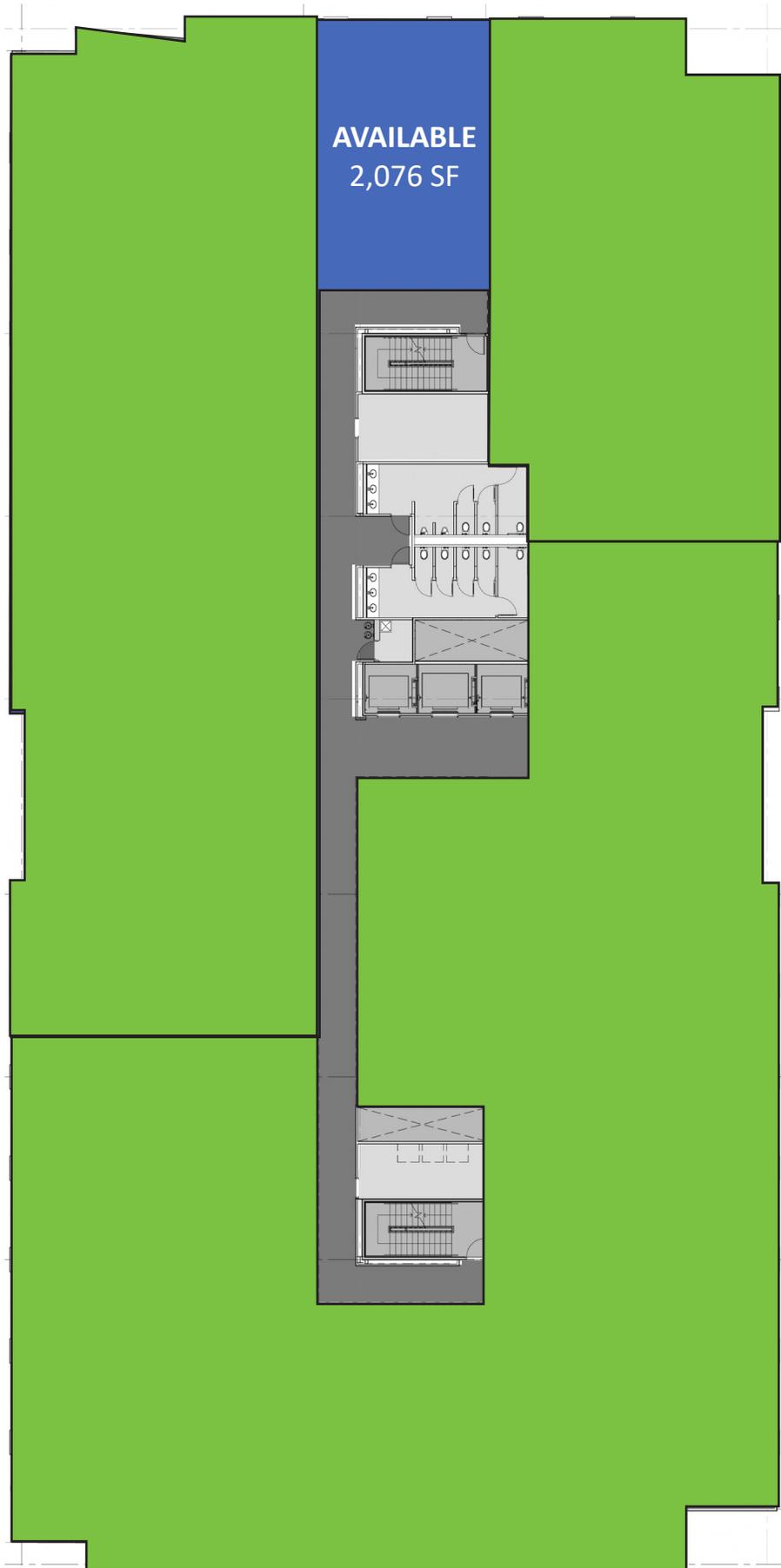


1 floor plan
 scale: 1/8"=1'-0"
 NORTH



2 key plan
 scale: 1"=60'
 1st floor
 NORTH

Second Floor



Key

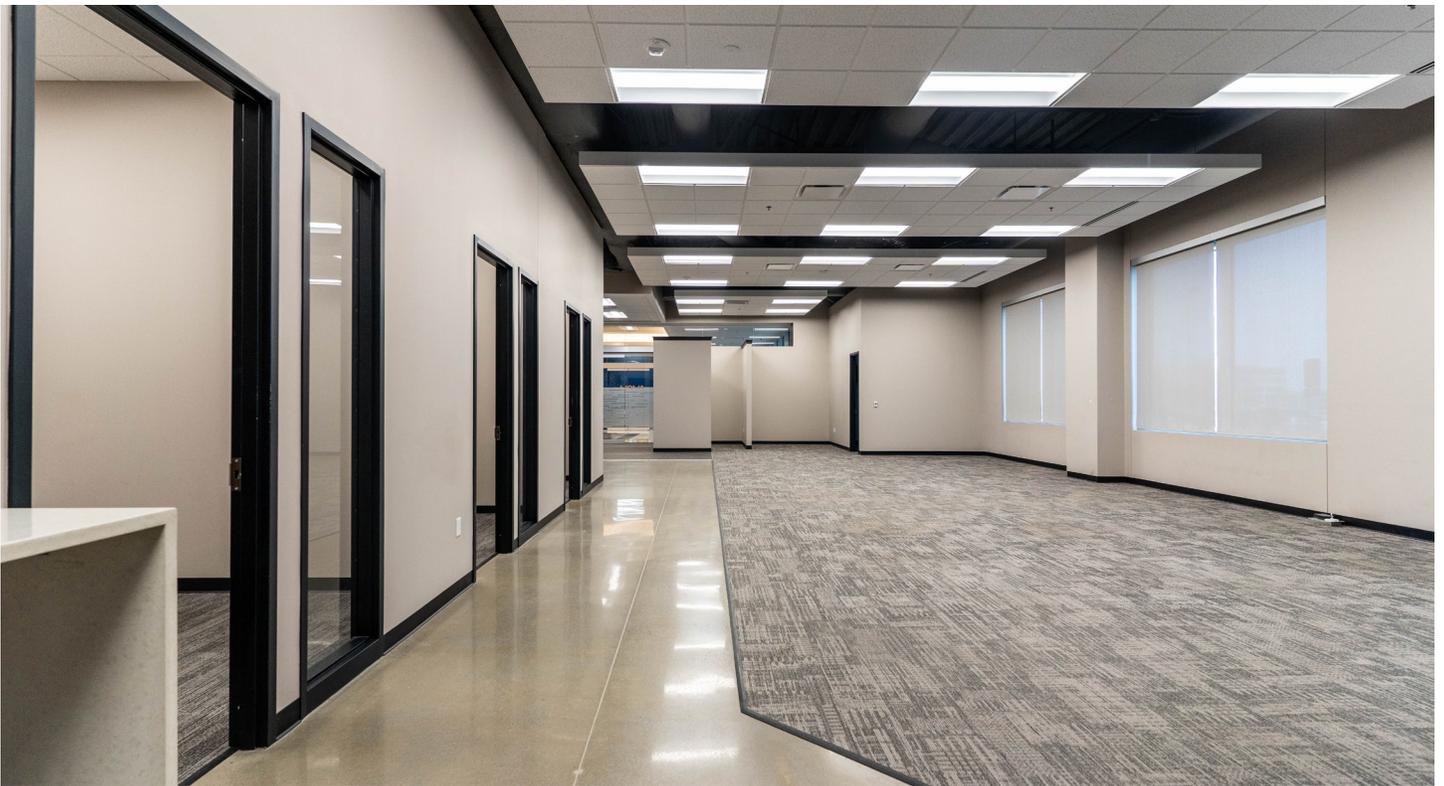
Leased

Available

Suite 110



Suite 110

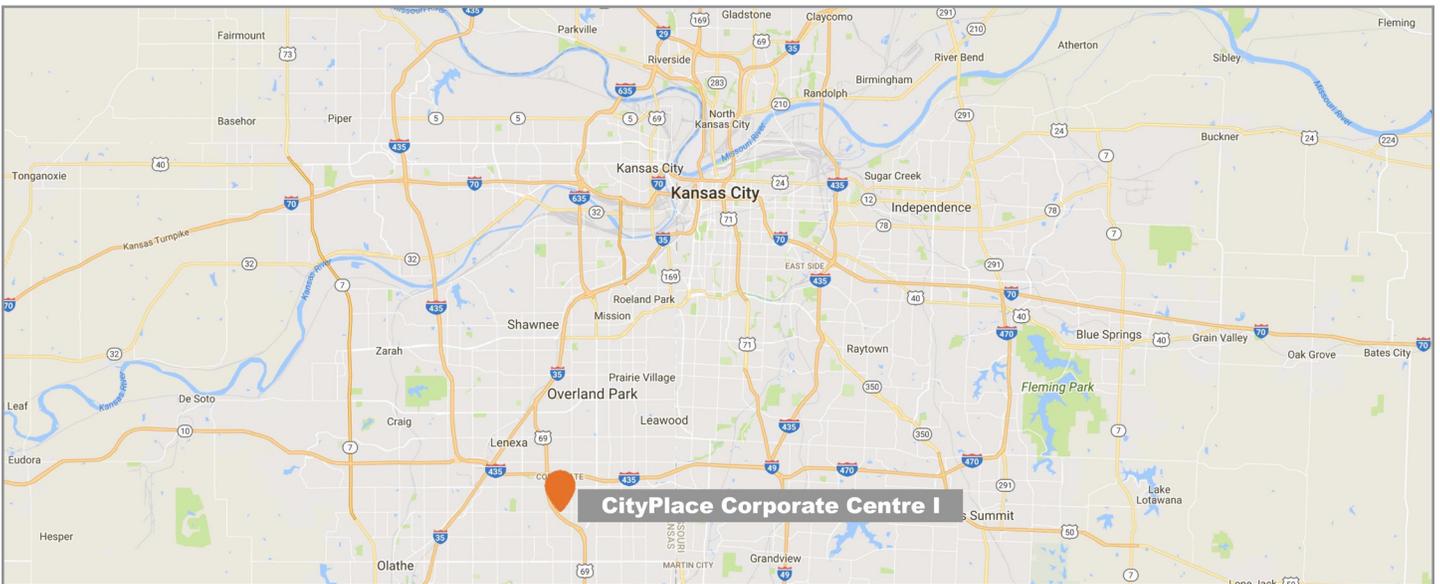


Amenities



Key Retail Amenities:

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



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