

FOR LEASE - DOWNTOWN OVERLAND PARK

CLASS A OFFICE

Exterior signage available



- Located in Downtown Overland Park
- Walking distance to coffee shops, restaurants and bars
- Rooftop clubroom
- Modern building with exposed ceilings, ductwork & polished concrete floors
- \$32.00 per RSF net of utilities & janitorial
- Move-in ready
- 2,360 RSF available
- Covered parking
- Exterior signage available



AVENUE 80
8001-8045 METCALF AVENUE
OVERLAND PARK, KS 66204



Chuck Connealy, SIOR, CCIM

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Bob Cattanch

Cell: 913.219.2109

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Lauren Cattanch

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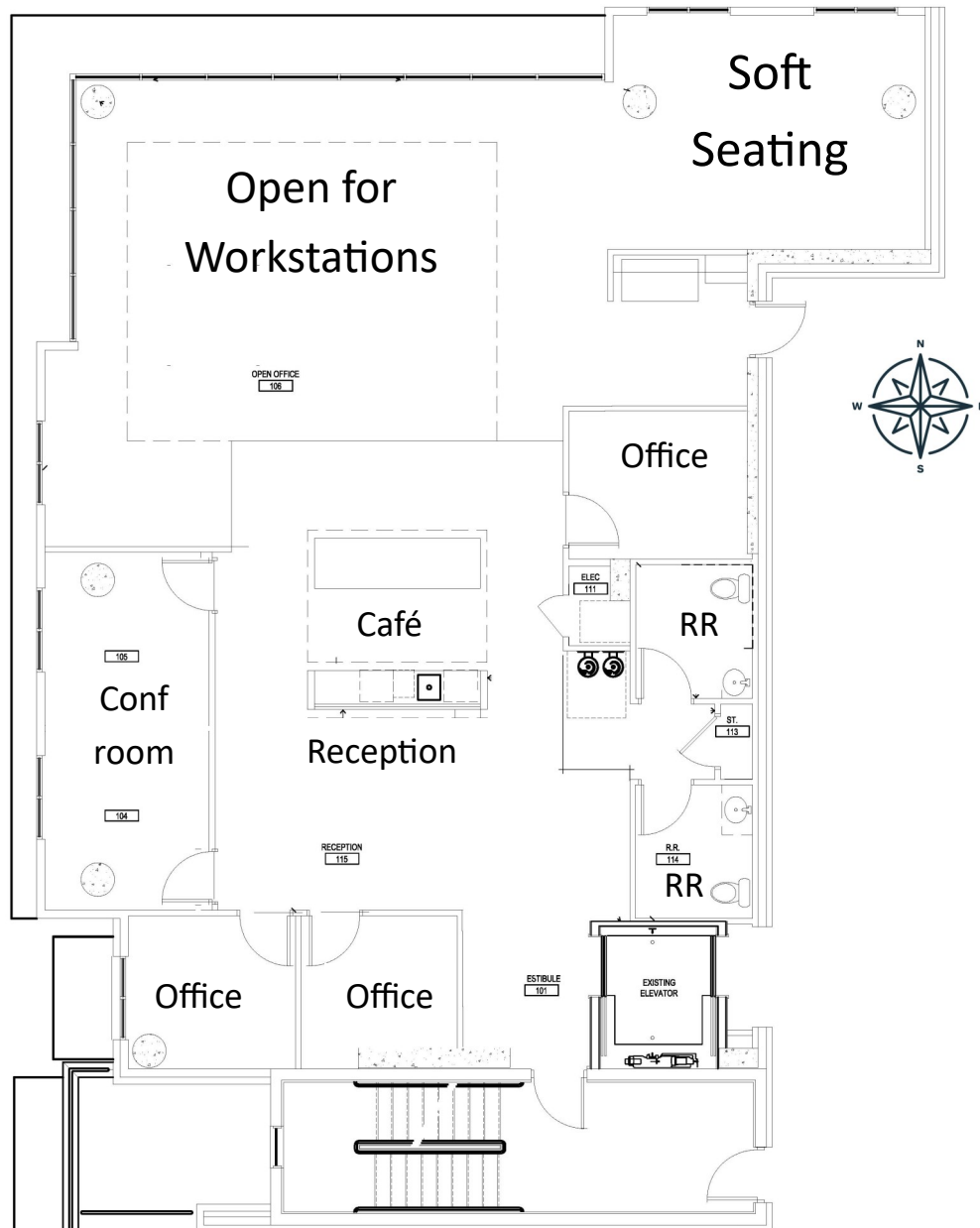
lauren.cattanch@waterfordproperty.net

AVAILABLE SPACE

2nd Floor

8001 Metcalf Avenue
Overland Park, KS 66204
Avenue 80 Building

Metcalf
Avenue
here



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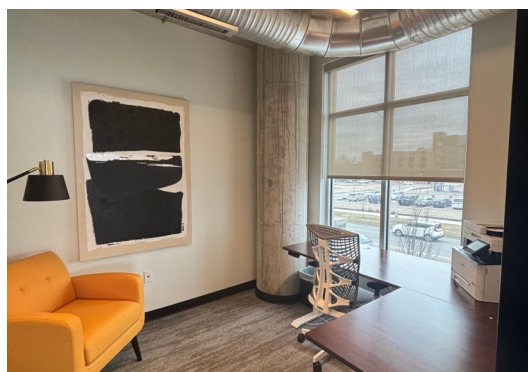
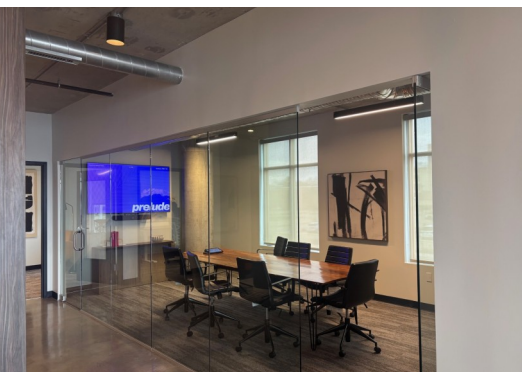
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Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.



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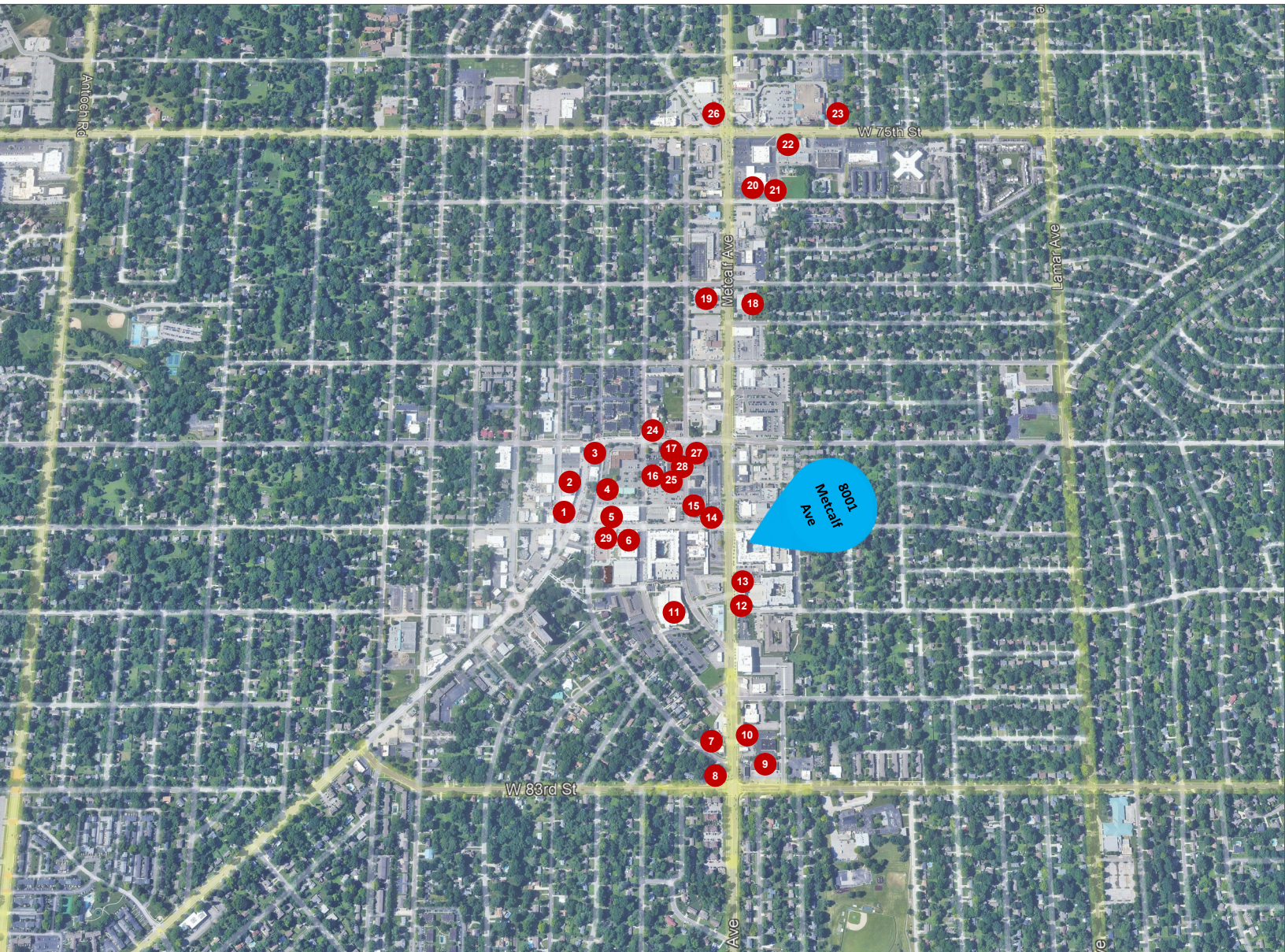
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AERIAL MAP & AMENITIES



- | | |
|--|--|
| 1 The Peanut | 15 Mi Ranchito |
| 2 Culinary Center of Kansas City | 16 Viona's Italian Bistro |
| 3 Buffalo State Pizza Co. | 17 Maloney's Sports Bar & Grill |
| 4 Overland Park Farmers Market | 18 QuikTrip |
| 5 The Other Place | 19 McDonald's |
| 6 Strang Hall | 20 Burg & Barrel |
| 7 Taco Naco KC | 21 The Rickhouse Event Space |
| 8 Mr. Gyro's | 22 Hawaiian Bros. |
| 9 Sinbad's Grill | 23 Cozy's Café |
| 10 Jimmy John's | 24 Stone Manor |
| 11 Matt Ross Community Center | 25 Tallboyz Garage |
| 12 P45 Training Downtown Overland Park | 26 Dunkin' Donuts |
| 13 Casey's | 27 AR's Breakfast Brunch |
| 14 Homer's Coffee House | 28 Fat Sully's NY Pizza / Atomic Cowboy / Denver Biscuit Co. |
| | 29 Flying Cow Gelato and Annedore's Fine Chocolates |