
OFFICE SPACE

FOR
LEASE

ONE BLOCK NORTH OF COLLEGE BLVD.
10881 LOWELL AVE. OVERLAND PARK, KS 66210

ABOUT THE PROPERTY

- ▶ APEX435 features three renovated office buildings with modern amenities including: a fitness center, company kitchen and ample parking for all three buildings



FEATURES & AMENITIES



- ▶ 24 HOUR ACCESS
- ▶ PROPERTY MANAGER ON SITE
- ▶ FITNESS CENTER
- ▶ AIR CONDITIONING
- ▶ TENANT CONTROLLED HVAC
- ▶ COURTYARD
- ▶ BUILDING & MONUMENT SIGNAGE AVAILABLE
- ▶ HIGHWAY VISIBILITY
- ▶ 3 MIN. TO HWY I-435
- ▶ REDUNDANT POWER THROUGHOUT
- ▶ LOCAL OWNERSHIP & PROPERTY MANAGEMENT
- ▶ COMPANY KITCHEN
- ▶ FOODSBY DELIVERY PARTNERSHIP
- ▶ COVERED PARKING
- ▶ PUBLIC PARK 1 BLOCK AWAY

LOCATION

- ▶ Located in Overland Park, KS, APEX 435 sits right off of I-435, one block north of College Boulevard on Lowell Ave. The site is highly accessible, surrounded by retail and service options to meet a modern workforce's daily needs.



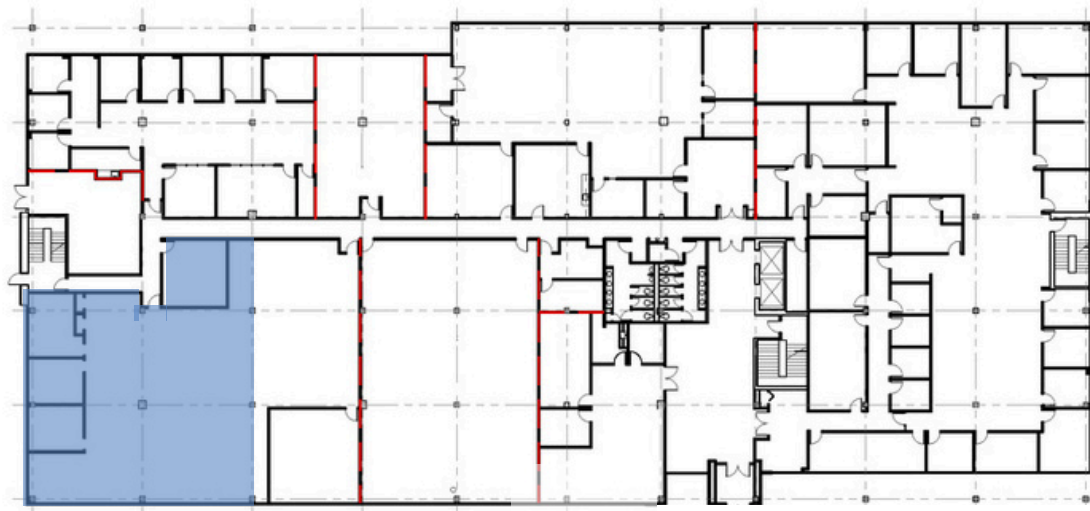
PROPERTY FACTS



- ▶ RENTAL RATE: \$24/SF/YR
- ▶ TOTAL SPACE AVAIL.: 46,770 SF
- ▶ MIN. DIVISIBLE: 1,422 SF
- ▶ MAX. CONTIGUOUS: 36,000 SF
- ▶ BUSINESS PARK TYPE: OFFICE PARK
- ▶ PARKING: AVAILABLE AT 4.5 PER 1.000

AVAILABLE SPACE

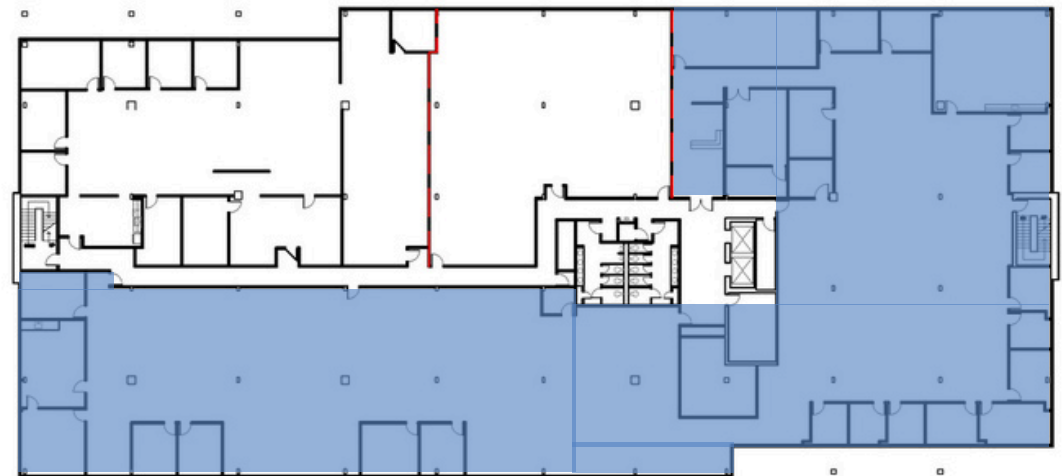
BUILDING 1 (10881 LOWELL)/1ST & 2ND FLOOR



Suite 150
Available
3,440 RSF

SUITE 150

- ▶ RENTAL RATE: \$24/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ SPACE AVAILABLE: 3,440 SF
- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: NOW



Suite 220
Available
20,453 RSF

SUITE 220

- ▶ RENTAL RATE: \$24/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ SPACE AVAILABLE: 20,453 SF
- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: NOW

BUILDING 1 (10881 LOWELL)/ 3RD FLOOR

SUITE 300

- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: NOW
- ▶ RENTAL RATE:\$24/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE
- ▶ SPACE AVAILABLE: 36,000 SF



- Suite 300
- Available Now
- 36,000 RSF
- Highway Signage Available w/ full floor user**

BUILDING 2 (10895 LOWELL)/1st FLOOR

SUITE 125

- ▶ RENTAL RATE:\$24/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 4,200 SF
- ▶ SPACE TYPE: RELET LEASE
- ▶ TERM: 5-10 YEARS DATE
- ▶ AVAILABLE: 6.1.2026

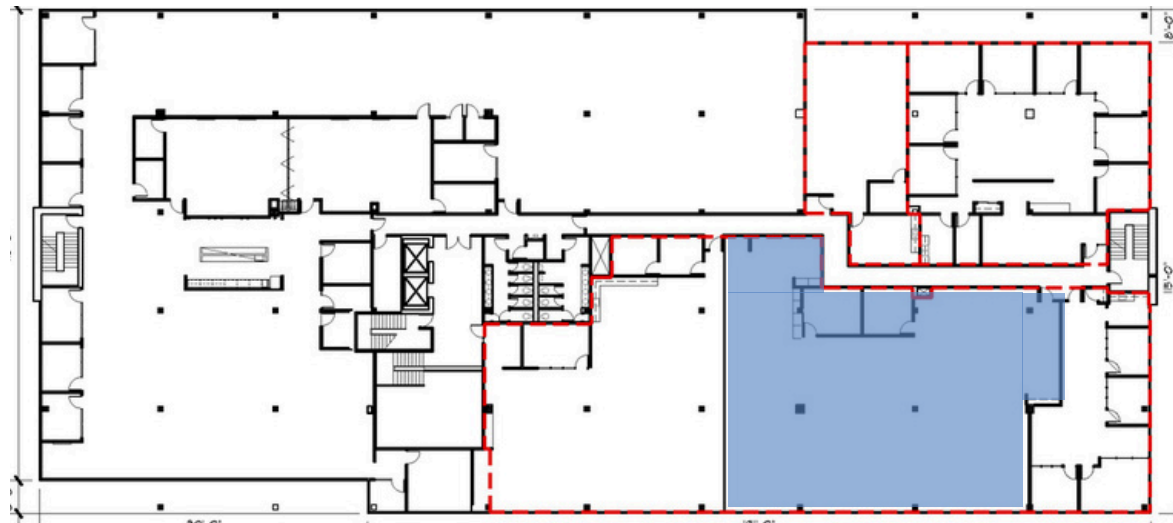
Suite 125
Available Now
4,200 SF



BUILDING 2 (10895 LOWELL)/2ND FLOOR

SUITE 201

- ▶ RENTAL RATE: \$24/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 5,671 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: NOW



**Suite 201
Available
5,671 RSF**

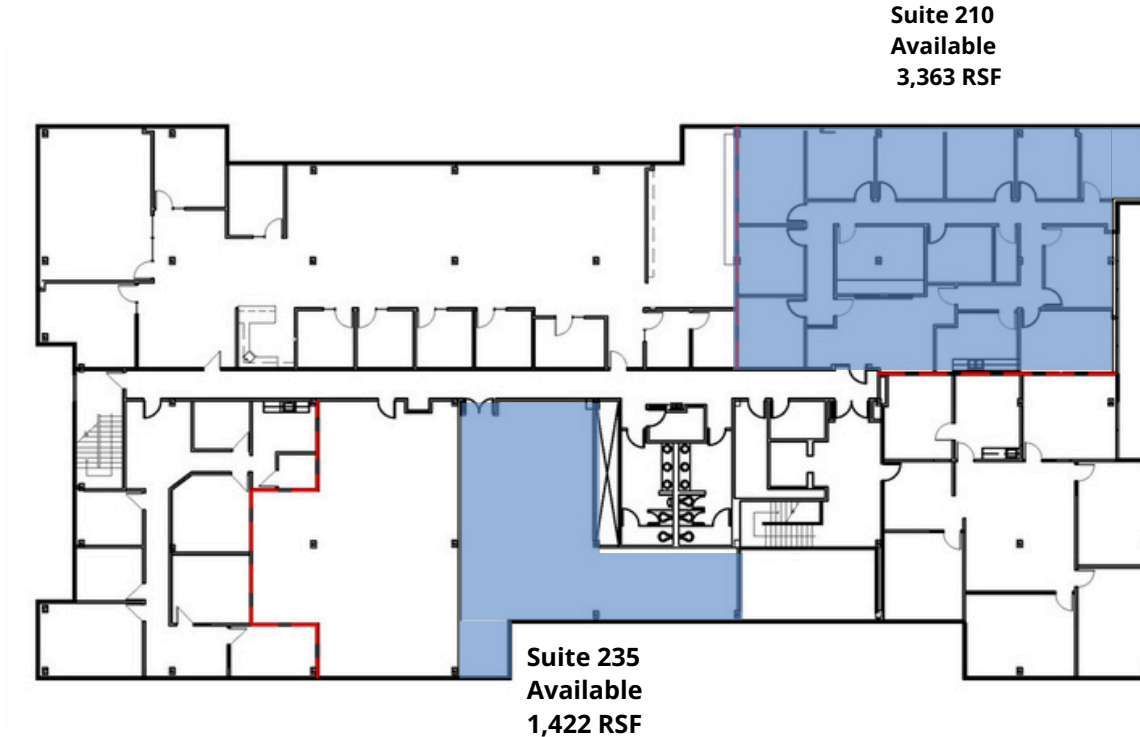
BUILDING 3 (10901 LOWELL)/ 2ND FLOOR

SUITE 235

- ▶ RENTAL RATE: \$23/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 1,422 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: NOW

SUITE 210

- ▶ RENTAL RATE: \$23/SF/YR
- ▶ SERVICE TYPE: FULL SERVICE GROSS
- ▶ SPACE AVAILABLE: 3,363 SF
- ▶ SPACE TYPE: RELET
- ▶ LEASE TERM: 5-10 YEARS
- ▶ DATE AVAILABLE: 11.15.2026





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