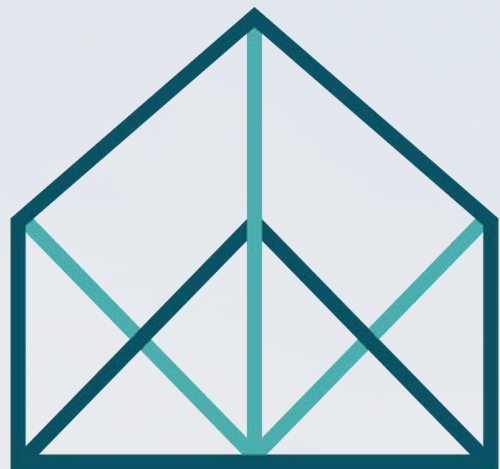




METCALF
PLAZA



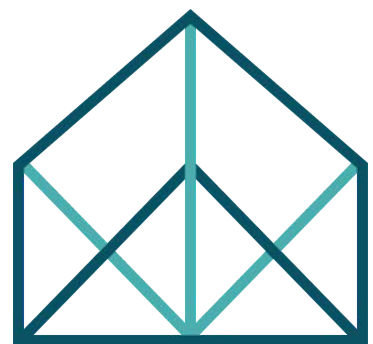
7171 W 95TH ST, OVERLAND PARK, KS 66212

OFFICE & RETAIL SPACE FOR LEASE



BRAIN GROUP



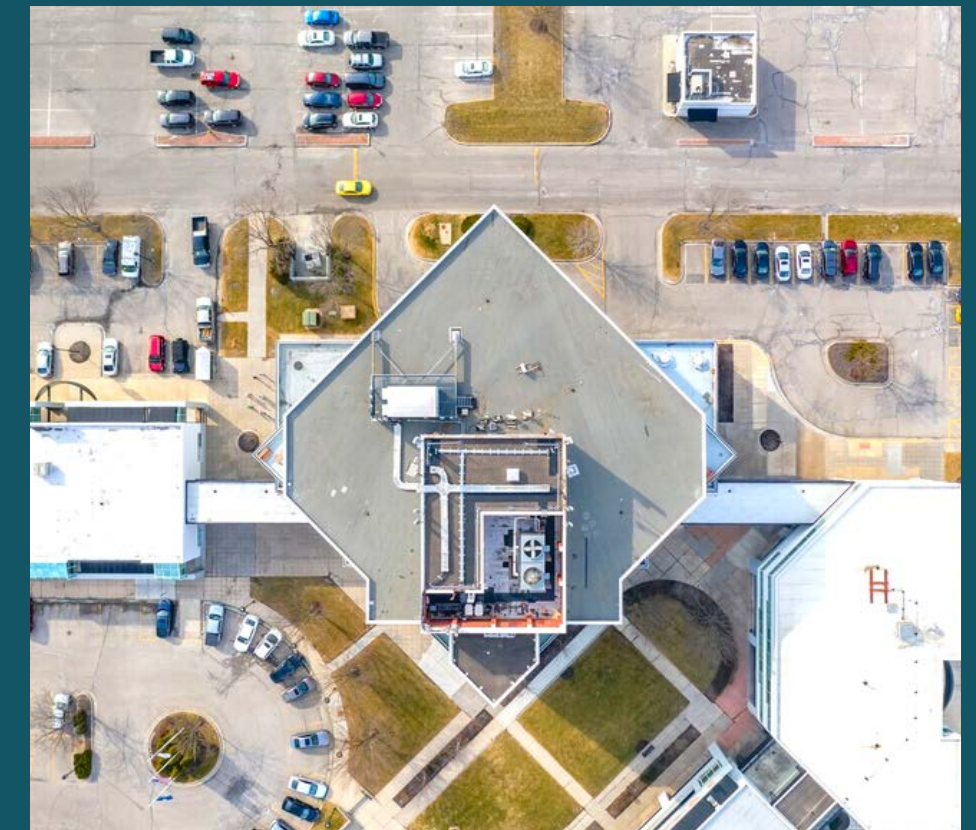


WELCOME TO METCALF PLAZA

Metcalf Plaza is conveniently located on the corner of 95th Street and Metcalf Avenue in Overland Park, Kansas. Metcalf Plaza is currently offering several office and retail suites for lease. This iconic property features a variety of amenities and immediate access to a diverse selection of retail and restaurants in the 95th & Metcalf Corridor.



PROPERTY FEATURES



- 1,150 - 13,000+ SF available for lease
- First floor space with building signage - ideal for retail, office or showroom
- Building conference room accessible to all tenants
- 56,100 CPD through intersection of 95th St & Metcalf Ave
- Responsive, on-site property maintenance
- Immediate access to a variety of retail and restaurants: Jack Stack BBQ, Long Horn Steakhouse, Lowe's, Home Depot, Natural Grocers, Whataburger, Chick-Fil-A, Sickie's Garage, Topsy's, Andy's Frozen Custard, and others
- Google Fiber available

PROPERTY VISUALS





AVAILABLE SPACE

7171 W 95TH ST, OVERLAND PARK, KS 66212

AVAILABLE SPACE | FLOOR 2

💰 RATES: \$20/SF, FULL SERVICE RATE

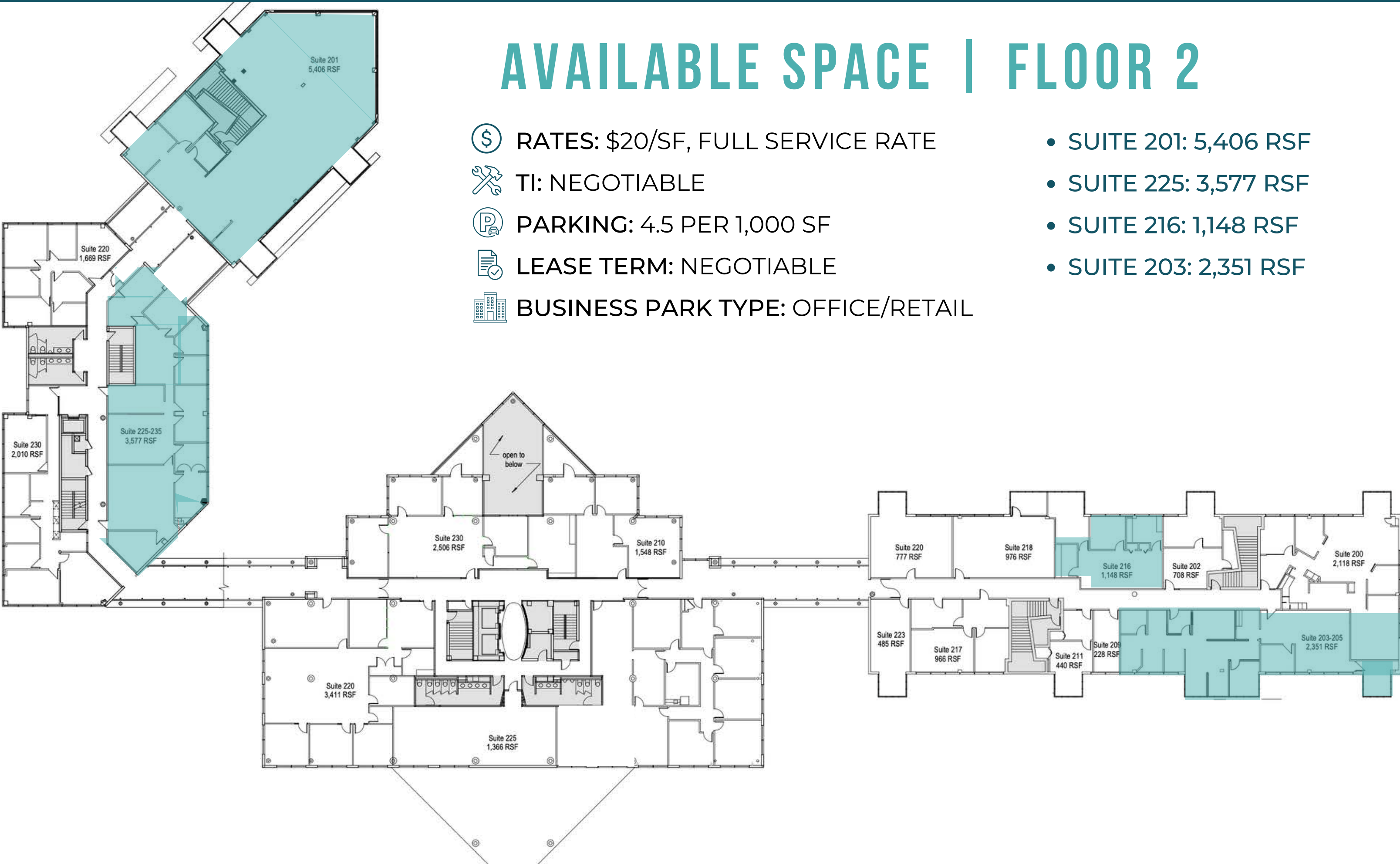
🔧 TI: NEGOTIABLE

🅑 PARKING: 4.5 PER 1,000 SF

📄 LEASE TERM: NEGOTIABLE

🏢 BUSINESS PARK TYPE: OFFICE/RETAIL

- SUITE 201: 5,406 RSF
- SUITE 225: 3,577 RSF
- SUITE 216: 1,148 RSF
- SUITE 203: 2,351 RSF

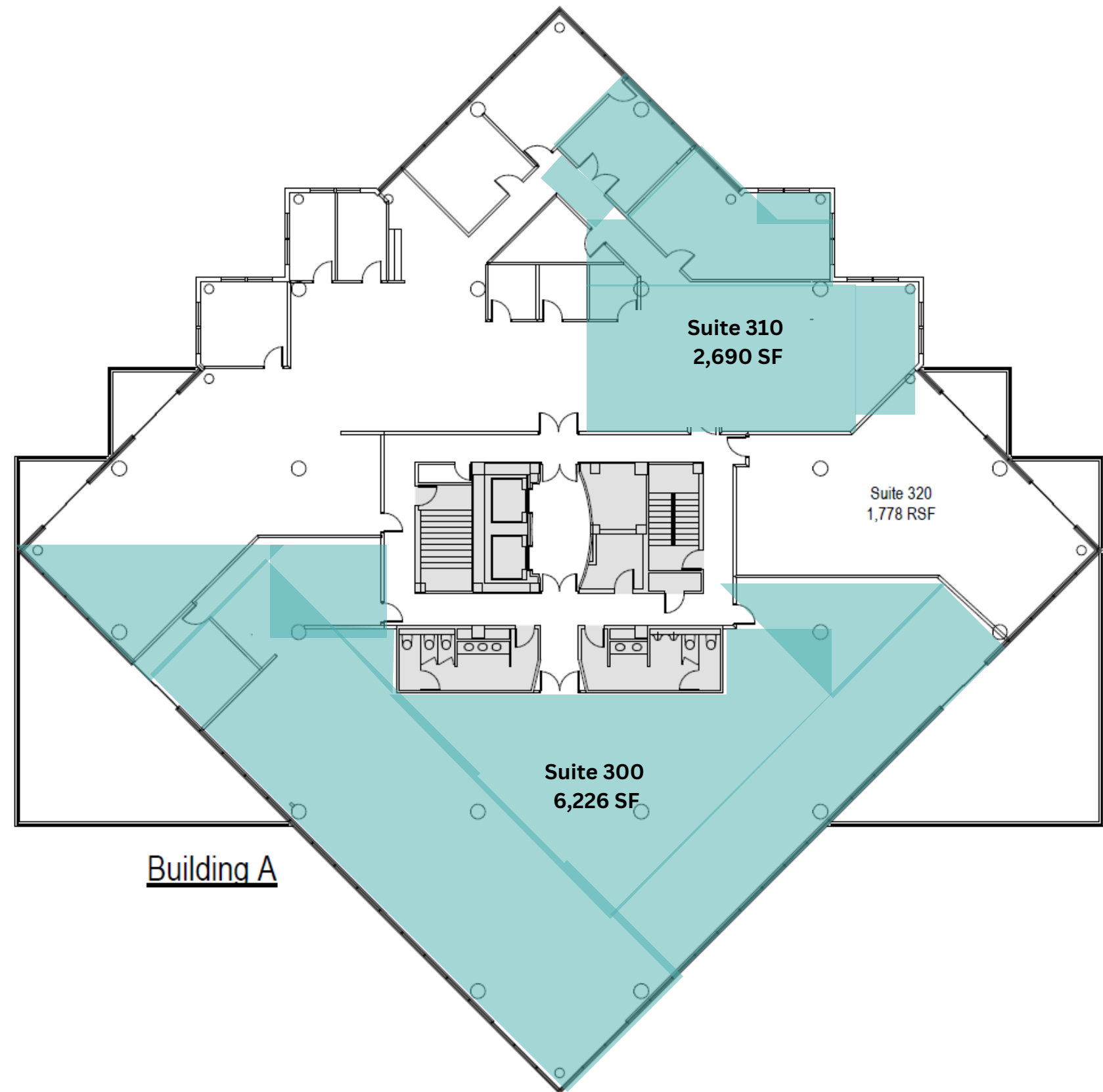


AVAILABLE SPACE:

FLOOR 3

- 💰 **RATES:** \$21 /SF, FULL SERVICE RATE
- 🔧 **TI:** NEGOTIABLE
- 🅑 **PARKING:** 4.5 PER 1,000 SF
- 📄 **LEASE TERM:** NEGOTIABLE
- 🏢 **BUSINESS PARK TYPE:** OFFICE/RETAIL

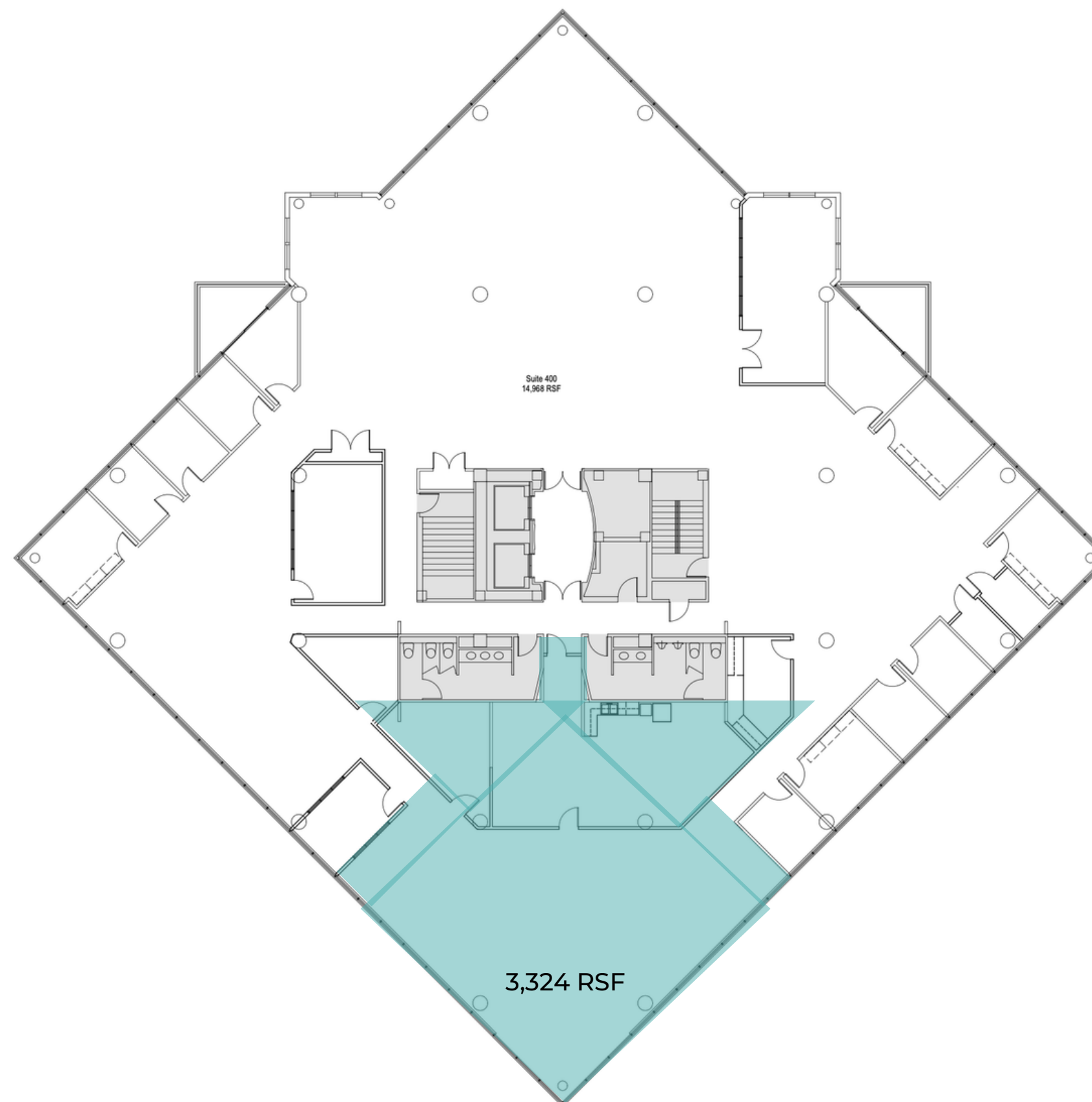
- SUITE 310: 2,690 SF
- SUITE 300: 6,226 SF



AVAILABLE SPACE

SUITE 401

- 💰 RATES: \$20/SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



AVAILABLE SPACE

SUITE 500

- 💰 RATES: \$21/SF, FULL SERVICE RATE
- 🔧 TI: NEGOTIABLE
- 🅑 PARKING: 4.5 PER 1,000 SF
- 📄 LEASE TERM: NEGOTIABLE
- 🏢 BUSINESS PARK TYPE: OFFICE/RETAIL



95TH & METCALF TRADE AREA

Located in the heart of the 95th & Metcalf Retail/Office Corridor with a daytime population of 111,000+ within a 3-mile radius.



95TH STREET



METCALF AVENUE



91ST STREET

Overland Park Racquet Club

Shamrock Trading Office Development
Phase I: Completed



95TH STREET

John Diemer Elementary School

LOCATION

BRAIN GROUP



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BRAIN GROUP



METCALFE PLAZA