

1,798 - 85,000 SF | FOR LEASE  
**40 CORPORATE WOODS**

**9401 INDIAN CREEK PARKWAY  
OVERLAND PARK, KS 66210**



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# OFFICE FOR LEASE

## 40 CORPORATE WOODS

9401 Indian Creek Parkway, Overland Park, KS 66210



### PROPERTY DESCRIPTION

The largest multi-tenant office building in Overland Park. 16 story building, with a deli, conference room, on site property management, abundant parking. Center of it all!

### PROPERTY HIGHLIGHTS

- Building deli
- Management office on site
- Building conference room
- Loading dock
- State of the art elevators
- Common area and restroom upgrades

### CONTACT

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### OFFERING SUMMARY

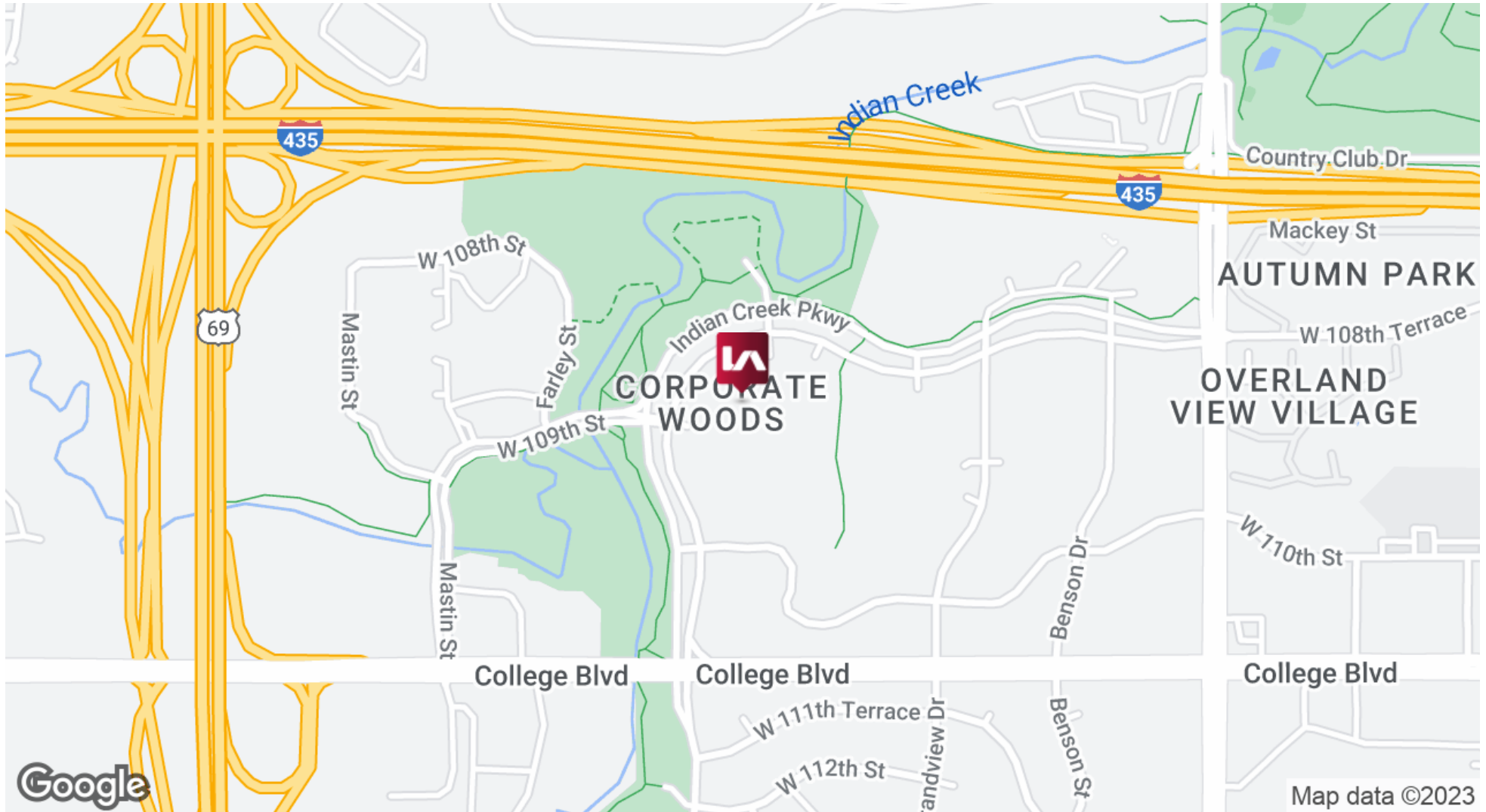
Lease Rate:	\$26.00 - 28.00 SF/yr (Full Service)
Available SF:	1,798 - 85,000 SF
Building Size:	300,632 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,301	112,065	301,988
Total Population	8,931	249,248	693,583
Average HH Income	\$92,267	\$110,193	\$104,303

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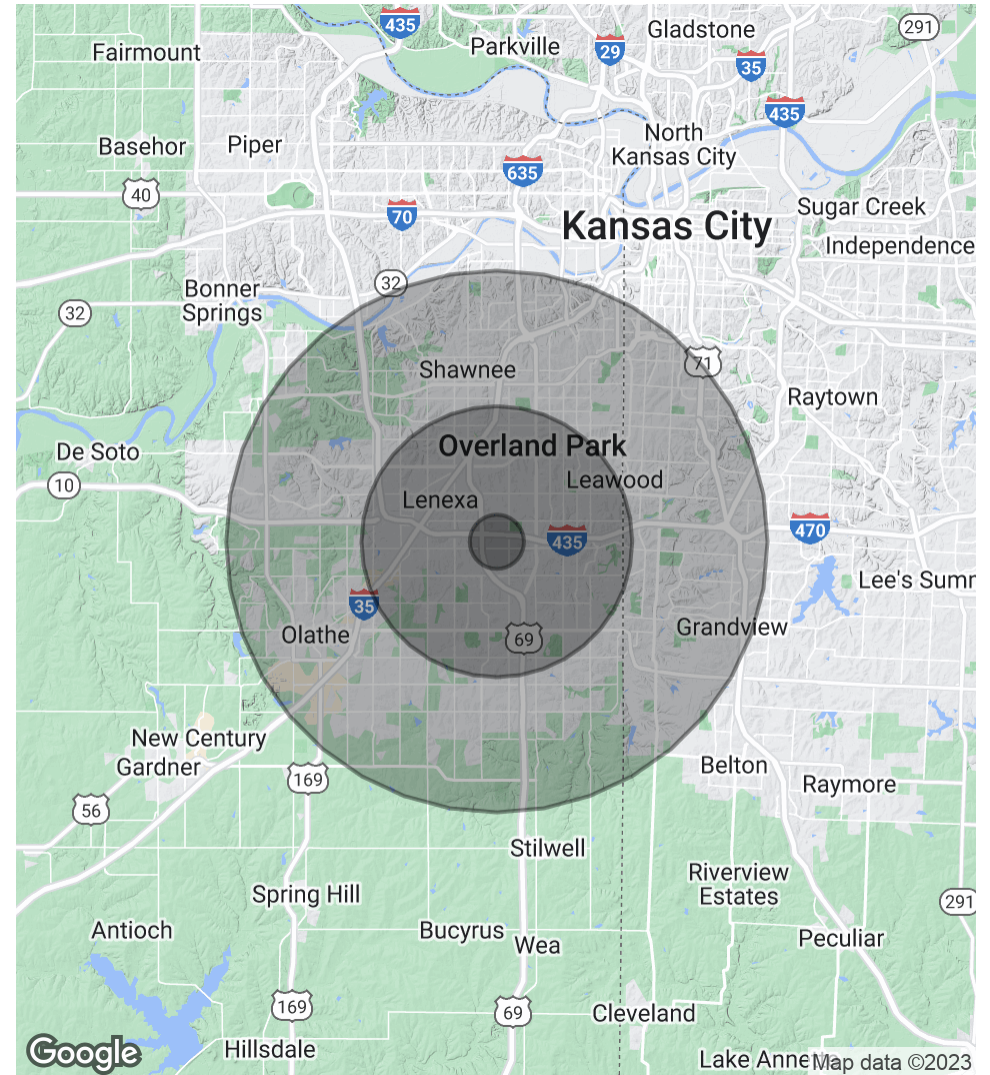
9401 Indian Creek Parkway, Overland Park, KS 66210

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,931	249,248	693,583
Average Age	39.7	41.2	39.0
Average Age (Male)	39.5	39.5	37.7
Average Age (Female)	40.1	42.9	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,301	112,065	301,988
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$92,267	\$110,193	\$104,303
Average House Value	\$232,416	\$276,485	\$259,595

\* Demographic data derived from 2020 ACS - US Census



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### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,798 - 85,000 SF	Lease Rate:	\$26.00 - \$28.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
Suite 300	Available	19,951 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 900	Available	19,822 SF	Full Service	\$26.00 SF/yr	-
Suite 1200	Available	1,798 - 85,000 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 1350	Available	10,120 SF	Full Service	\$26.00 SF/yr	-
Suite 1400	Available	10,111 - 11,909 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 1600	Available	8,671 SF	Full Service	\$28.00 SF/yr	<a href="#">View Here</a>
Suite 650	Available	7,220 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 1170	Available	3,427 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 670	Available	3,038 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 270	-	2,625 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 450 Sublease	-	8,753 SF	Full Service	\$22.00 SF/yr	<a href="#">View Here</a>
Suite 570	Available	2,007 SF	Full Service	\$26.00 SF/yr	<a href="#">View Here</a>
Suite 145	-	1,364 SF	Full Service	\$26.00 SF/yr	-
Suite 1470	Available	1,798 - 11,909 SF	Full Service	\$26.00 SF/yr	-

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