



# NEXUS 115

6700 W 115th Street | Overland Park, KS



BRAIN GROUP



# PROPERTY HIGHLIGHTS



**Nexus 115** is currently seeking an anchor tenant to occupy 30,000 to over 100,000 square feet of well-appointed office space, making it an ideal choice for companies seeking a regional or central headquarters location.

This property offers tenants valuable features, including building signage opportunities and competitive tenant improvement (TI) incentives for qualifying leases.

## DESIRABLE LOCATION

Nexus 115 is 25 minutes from Downtown Kansas City and three minutes from Interstate 435, allowing seamless access to Interstates 49, 470, and 35. This strategic location enables seamless connectivity throughout the region, a significant advantage for businesses seeking accessibility in the heart of Johnson County.

## AFFLUENT / HIGH GROWTH AREA

Located in the heart of Johnson County which has been recognized as one of the most affluent counties in the United States. Johnson County continues to grow with a dynamic and healthy business environment attracting a top tier employment base.

## LEED GOLD

Nexus 115 was previously used for clinical studies and research and was built to LEED Gold certified standards meaning it meets the highest standards for energy use, lighting, water, material use and sustainable strategies. The Property is one of only 24 buildings that are currently LEED Gold certified in the entire Kansas City metropolitan area.

## AMPLE PARKING

Being in a car-centric environment means ample parking is critical. Nexus 115 has a 4.7 / 1,000 parking ratio with 1,136 surface parking spaces.



## DISTINCT DESIGN

This four-story office building showcases distinctive architectural design, lending a sense of prestige and prominence. Large windows flood the interiors with natural light, creating a bright, productive workspace, while carefully maintained landscaping enhances the property's overall appeal.

## BUILDING FACTS

|                           |            |
|---------------------------|------------|
| Year Built                | 2006       |
| Building Height           | 4 Stories  |
| Building Size             | 239,366 SF |
| Building Class            | A          |
| Unfinished Ceiling Height | 12'        |
| Occupancy                 | 26%        |
| Existing Tenancy          | Honeywell  |

## BUILDING FEATURES

Fitness Center

LEED Gold

Shared Conference Rooms

Loading Dock

Surface Parking

On-Site Generators

Security Options

## FUTURE FEATURES

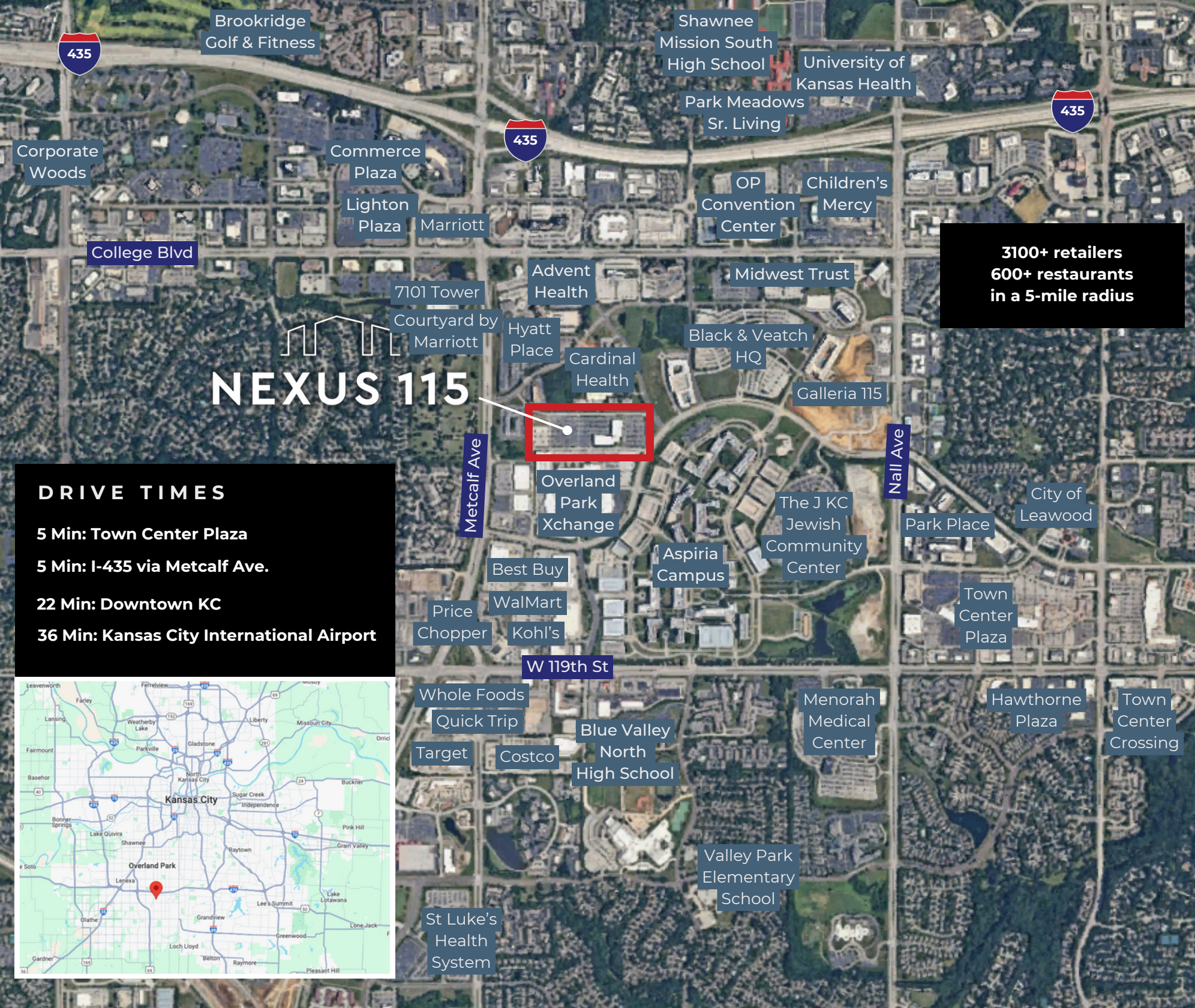
Pickleball Court

Basketball Court

Outdoor Seating

Company Kitchen

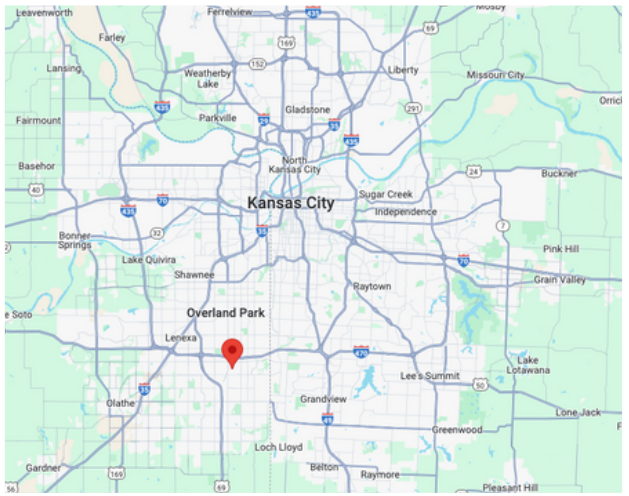




# NEXUS 115

**3100+ retailers**  
**600+ restaurants**  
**in a 5-mile radius**

**DRIVE TIMES**  
**5 Min: Town Center Plaza**  
**5 Min: I-435 via Metcalf Ave.**  
**22 Min: Downtown KC**  
**36 Min: Kansas City International Airport**



Brookridge  
Golf & Fitness

Shawnee  
Mission South  
High School

University of  
Kansas Health

Park Meadows  
Sr. Living

Corporate  
Woods

Commerce  
Plaza

Lighton  
Plaza

Marriott

OP  
Convention  
Center

Children's  
Mercy

College Blvd

7101 Tower  
Courtyard by  
Marriott

Advent  
Health

Midwest Trust

Hyatt  
Place

Black & Veatch  
HQ

Cardinal  
Health

Galleria 115

Metcalf Ave

Overland  
Park  
Xchange

The J KC  
Jewish  
Community  
Center

Park Place

City of  
Leawood

Best Buy

WalMart

Price  
Chopper

Kohl's

Town  
Center  
Plaza

W 119th St

Whole Foods

Quick Trip

Blue Valley  
North  
High School

Menorah  
Medical  
Center

Hawthorne  
Plaza

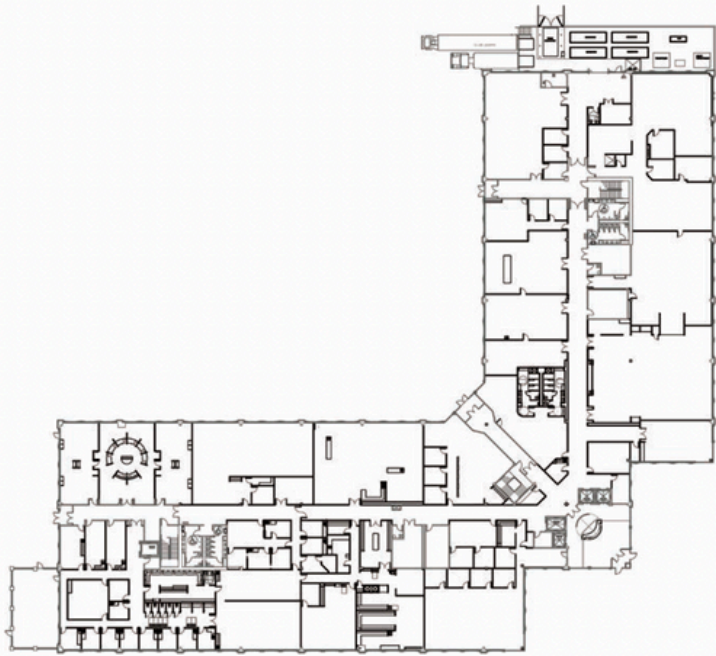
Town  
Center  
Crossing

Target

Costco

Valley Park  
Elementary  
School

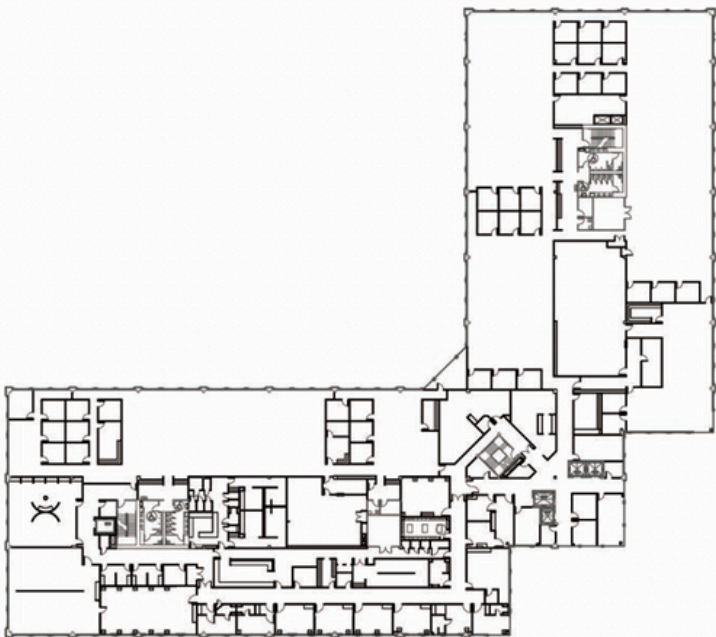
St Luke's  
Health  
System



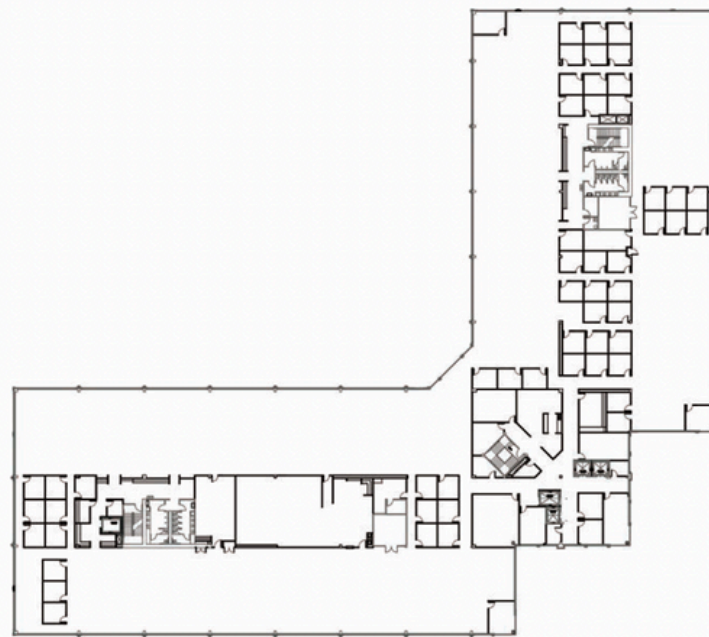
**1ST FLOOR - AVAILABLE**



**2ND FLOOR - AVAILABLE**



**3RD FLOOR - AVAILABLE**



**4TH FLOOR - HONEYWELL**

## FLOOR PLANS

The listed price for each floor is \$24.95/SF, full-service gross.

Each floor is 60,000 SF, and each wing is 30,000 SF (wings can be demised to 5-30,000 SF floorplates).

# MARKET OVERVIEW

## ABOUT OVERLAND PARK

- Overland Park is a **top-ranked city for quality of life and business environment**, with highly educated residents, abundant job opportunities, and diverse leisure options.
- Incorporated in 1960 with 28,085 residents, Overland Park has grown to over 192,000 people across more than 75 square miles, making it the **second-largest city in Kansas and the largest suburb in the Kansas City Metro**.
- The city is **home to more than 10,000 businesses**, driving its economy, and represents about one-third of Johnson County's population, the state's most populous county.
- A citywide survey shows **94% resident satisfaction**, highlighting Overland Park's high-quality services and strong community satisfaction.

## HEALTH & EDUCATION

The three public school systems serving Overland Park residents – Blue Valley, Shawnee Mission and Olathe – consistently rank among the **best in the nation**.

With 83 city parks, five public swimming pools, miles of recreational trails, state-of-the-art community centers, public and private golf courses, **there's no lack of ways to stay healthy**.

## IN THE NEIGHBORHOOD

### Grocery & Dining

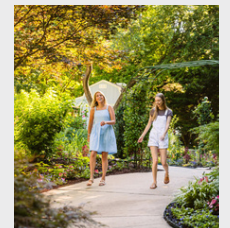
- 801 Chophouse
- Plate Italian Restaurant
- RA Sushi
- Ice Cream Bai
- Whole Foods
- Price Chopper
- Chipotle
- Urban Egg
- The Mixx
- North Italia
- Sullivan's Steakhouse
- Trader Joe's
- Joe's Kansas City BBQ
- Red Door
- Houlihan's

### Hotels & Attractions

- aLoft Hotel
- Hyatt Place
- Courtyard by Marriott
- Marriott
- Prairie Fire American Natural History Exhibitions
- Blade & Timber
- Breakout KC
- Top Golf
- AMC Theatres
- Brookridge Golf Course
- Johnson County Museum of History
- 83 city parks
- 5 public swimming pools

### Retailers

- Restoration Hardware
- Barnes & Nobel
- Pottery Barn
- Dick's Sporting Goods
- Chase Bank
- Macy's
- US Bank
- Tivol
- Crate & Barrel
- Nordstrom Rack
- Target
- Apple
- Hobby Lobby
- Best Buy
- Costco



**#2 Best City for Home-buyers in America (Business Insider '23)**

## MARKET OVERVIEW



**2.2M**

Kansas City MSA Population

**2.5**

Average Household Size

**\$70,215**

Median Household Income  
(10% above nat'l. avg.)

**37.7**

Median Age (U.S. 38)

**24.5M**

Annual Visitors

**2 Days**

Or Less From Kansas City  
to 85% of the U.S.

## ABOUT KANSAS CITY

- **Kansas City, Missouri is at the heart of a 2.2 million-person metropolitan area**, offering a competitive business environment with incentives, a skilled workforce, and exceptional infrastructure.
- **The metro area has grown 20% since 2000 and is expected to add another 100,000 residents by 2025**, featuring a stable, diversified economy and low cost of living.
- Kansas City is **known for its thriving technology industry and as the global center of the animal health corridor**, housing over 300 companies in the sector.
- **Major employers** in the area include: Oracle, Garmin, Hallmark, AMC, American Century, and H&R Block, contributing to the city's strong economic foundation.

## KC RATINGS & RANKINGS

- **52 Places to Go in '24**  
- *The New York Times*
- **Top 10 Best Places to Visit in '24**  
- *Wall Street Journal*
- **23 Best Places to Go in the U.S. in '23**  
- *Conde Nast Traveler*
- **Great American City for Creatives in '22**  
- *Thrillist*
- **#2 City to Watch for Rental Activity in '24**  
- *RentCafe*



## CONTACT

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