

## REDEVELOPED OFFICE BUILDING FOR SALE OR LEASE

# 8505 College Boulevard

Overland Park, Kansas 66210



### PROPERTY INFORMATION

- Building Size: 7,420 SF (can be divided to minimum of 3,000 SF)
- Lease Rate: \$24.50 NNN
- In process of total interior and exterior renovation
- Building and monument signage available
- Parking ratio: 9:1,000
- TI Allowance: \$40.00/SF from warm shell
- Sale Price: \$1,500,000 - \$2,300,000, depending on build-out and delivery
- Delivery Q2 2019



### CONTACT:

**Steve Gasperi**

Office: 913-563-6730 | Cell: 816-591-9764  
steve@gasperigroup.com

[www.gasperigroup.com](http://www.gasperigroup.com)

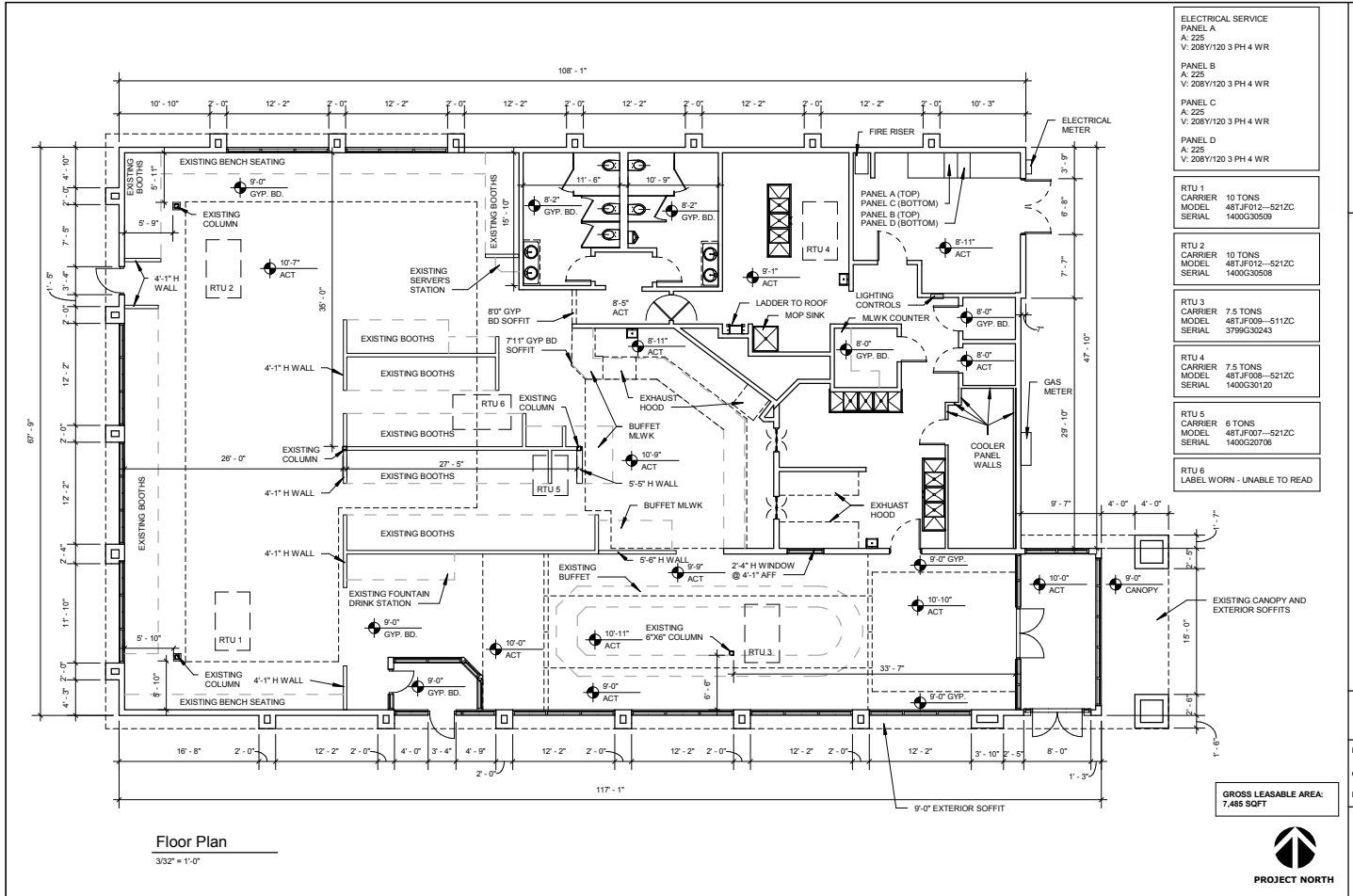




# REDEVELOPED OFFICE BUILDING FOR SALE OR LEASE

## 8505 College Boulevard Overland Park, Kansas 66210

### EXISTING FLOOR PLAN



#### CONTACT:

**Steve Gasperi**

Office: 913-563-6730 | Cell: 816-591-9764

steve@gasperigroup.com

www.gasperigroup.com

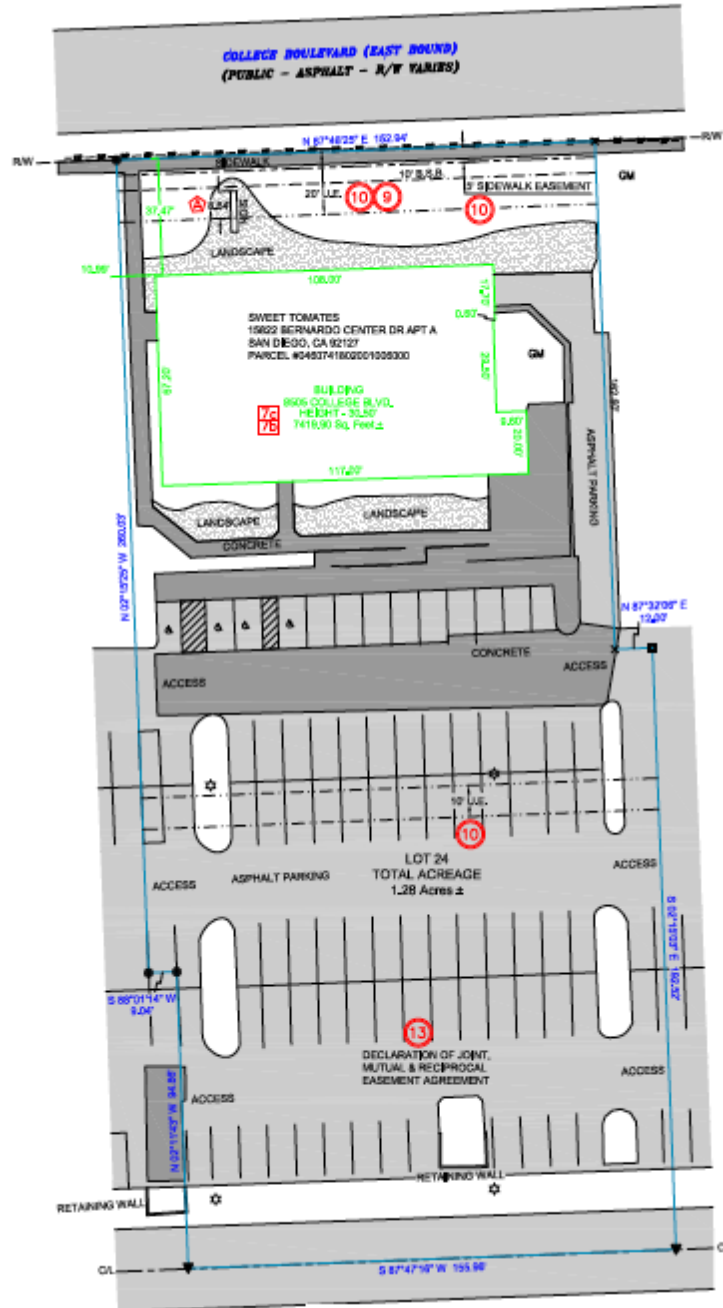


# REDEVELOPED OFFICE BUILDING FOR SALE OR LEASE

## 8505 College Boulevard

Overland Park, Kansas 66210

### SITE PLAN



#### CONTACT:

Steve Gasperi

Office: 913-563-6730 | Cell: 816-591-9764

steve@gasperigroup.com

www.gasperigroup.com



**REDEVELOPED OFFICE BUILDING FOR SALE OR LEASE**

# 8505 College Boulevard

Overland Park, Kansas 66210



**CONTACT:**

**Steve Gasperi**

Office: 913-563-6730 | Cell: 816-591-9764

[steve@gasperigroup.com](mailto:steve@gasperigroup.com)

[www.gasperigroup.com](http://www.gasperigroup.com)

