# 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:**

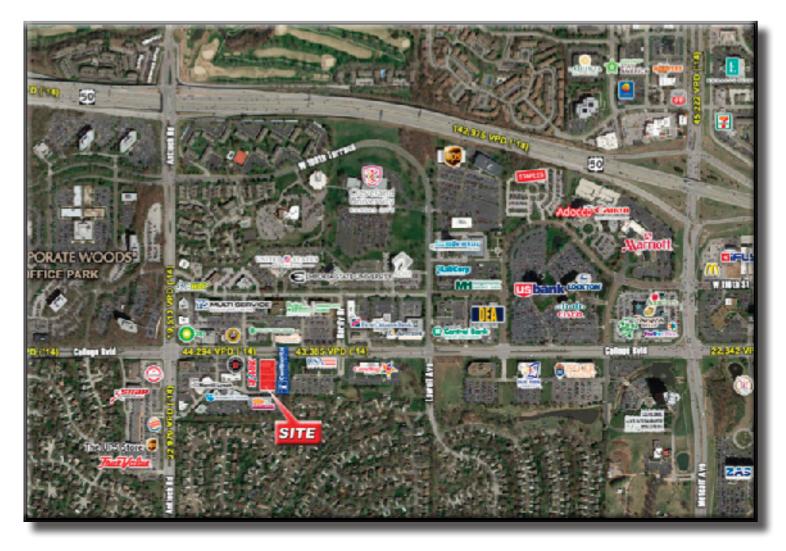
**Steve Gasperi** 

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### AERIAL



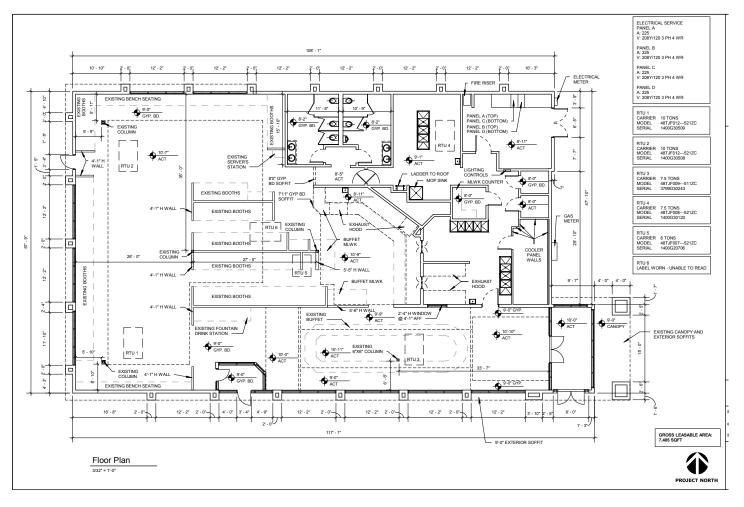
#### Gasperi Group Commercial Real Estate, LLC 5350 College Boulevard, Overland Park, Kansas 66211

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### **EXISTING FLOOR PLAN**



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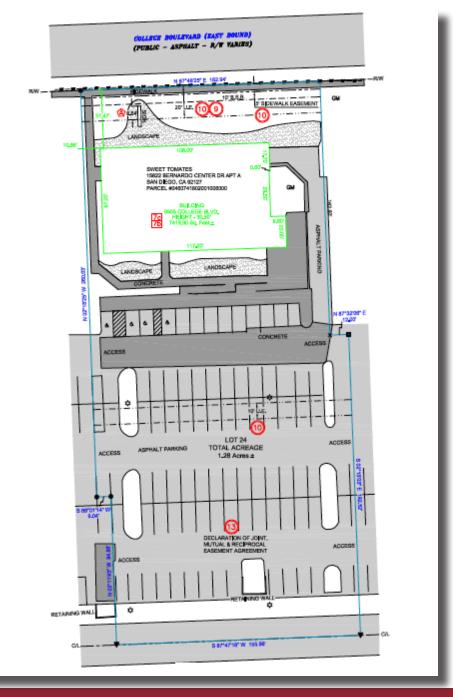
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SITE PLAN



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