



FOR LEASE



Overland Park Xchange

The Overland Park Xchange, a Class A office building totaling approximately 733,400 square feet on a 29+ acre campus, is located in the heart of Overland Park (Johnson County submarket). This exceptional location offers easy access to I-435 and walking distance to restaurants, hotels, and retail establishments (119th & Metcalf). OPx offers open/spacious floor plans with private entrances and branding opportunities for tenants. With two multi-level covered garages and resurfaced parking surrounding the campus, OPx offers convenient access to all entrances. Completing an extensive exterior and interior renovation project in 2016, which includes the complete reskinning of the exterior, the addition of large windows and two clerestories, fully irrigated landscaping with a lighted courtyard/walkways, a brand new Amenity Area (Fitness Center, Kiosks, WiFi Lounge) and high-efficiency Trane building operating system, OPx has been virtually recreated into a beautiful campus offering a high quality collaborative work environment tailored for today's workforce.



Location:

6800 W. 115th St.

Overland Park, KS 66211

Space Available:

Lower Level 25,000 SF

Main Level 65,000 SF

+ 51,391 SF of Expansion
Space in Expo Hall

Lease Rate:

\$20.50 Modified Gross
Lease

Net of Utilities

\$30.00 Tenant
Improvement Allowance

Signage:

Pylon and Building
Signage is Available

CHAD STAFFORD

GARY OBORNY

chad@occmgmt.com

720-289-5824

gary@occmgmt.com

316-992-6720

www.occmgmt.com

Office: 316-262-3331

@occmgmt



Overland Park Xchange

- ❖ Location/Convenient Access (I-435/119th & Metcalf)
- ❖ Cutting-Edge Office Space with High-Tech Materials
- ❖ Large Contiguous Floor Plates Providing Unparalleled Efficiency
- ❖ Multiple Large & Collaborative Outdoor Amenity Spaces
- ❖ 10' High Ceilings Offering Abundant Daylight
- ❖ Identifiable/Separate Entries Provide Branding for Tenants
- ❖ On-site Parking (2 garages and surface lots surrounding campus)
- ❖ Fully Updated Interior, Exterior, Operating System, Landscape, Parking, etc.
- ❖ Amenity Area (Fitness Center, Bistro, Kiosks)
- ❖ On-Site Building Management/Responsive Ownership

- ❖ Total Number of Businesses
 - 1 Mile= 1,305
 - 3 Miles= 5,515
 - 5 Miles= 11,236



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Overland Park Xchange

East Courtyard
North Expansion
West Perspective
New NW Parking Garage



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Overland Park Xchange

- South Perspective
- South Entrance
- Southeast Perspective
- Northeast Perspective

CHAD STAFFORD

GARY OBORNY

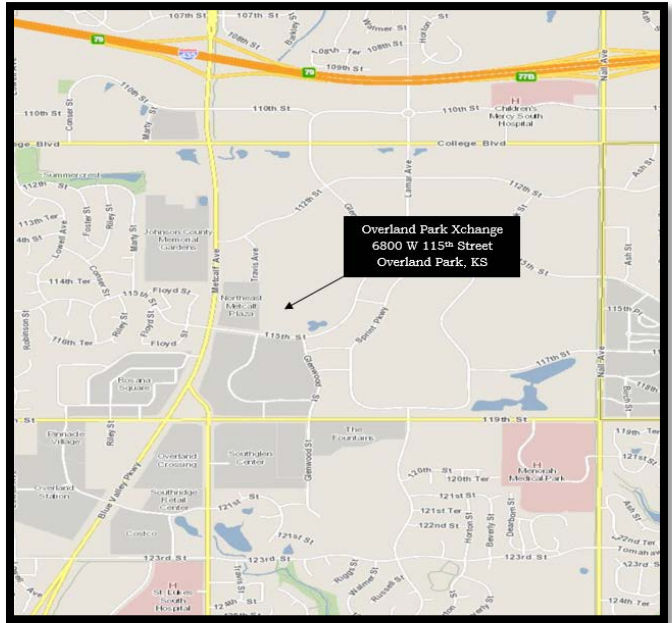
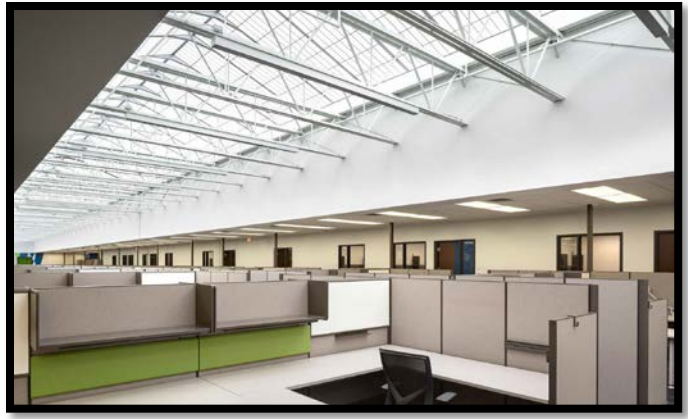
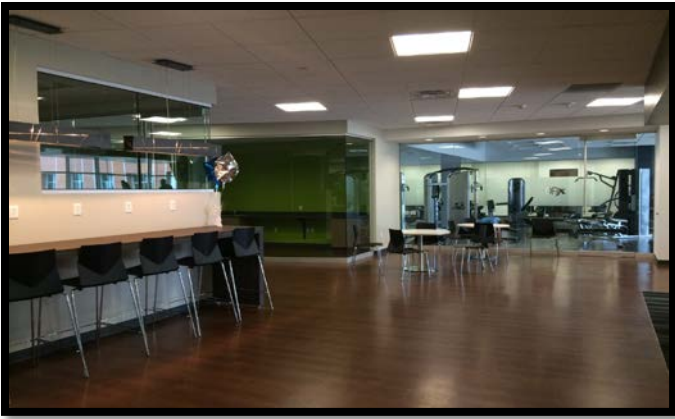
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Overland Park Xchange

Amenity Area/ Fitness Center
 Office Environment
 Location of OPX

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REAL ESTATE BROKERAGE RELATIONSHIPS

SELLER'S AGENT

The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent.

The seller's agent is responsible for performing the following duties:

- promoting the interests of the seller with the utmost good faith, loyalty, and fidelity
- protecting the seller's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the seller to obtain expert advice
- accounting for all money and property received
- disclosing to the seller all adverse material facts about the buyer that the agent knows
- disclosing to the buyer all adverse material facts actually known by the agent, including the following:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract.

The seller's agent has no duty to:

- conduct an independent inspection of the property for the benefit of the buyer
- independently verify the accuracy or completeness of any statement by the seller or any qualified third party.

BUYER'S AGENT

The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent.

The buyer's agent is responsible for performing the following duties:

- promoting the interests of the buyer with the utmost good faith, loyalty and fidelity
- protecting the buyer's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the buyer to obtain expert advice
- accounting for all money and property received
- disclosing to the buyer all adverse material facts that the agent knows
- disclosing to the seller all adverse material facts actually known by the agent, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The buyer's agent has no duty to:

- conduct an independent investigation of the buyer's financial condition for the benefit of the seller
- independently verify the accuracy or completeness of statements made by the buyer or any qualified third party.

STATEMENT OF REPRESENTATION

Do not assume that an agent is acting on your behalf, unless you have signed a contract with the agent's firm to represent you. As a customer, you represent yourself. Any information that you, the customer, disclose to the agent representing another party will be disclosed to that other party. Even though licensees may be representing other parties, they are obligated to treat you honestly, give you accurate information, and disclose all known adverse material facts.

TRANSACTION BROKER

The transaction broker is not an agent for either party, so the transaction broker does not advocate the interests of either party.

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties, including the following information:
- the fact that a buyer is willing to pay more
- the fact that a seller is willing to accept less
- factors that are motivating any party
- the fact that a party will agree to different financing terms
- any information or personal confidences about a party that might place the other party at an advantage
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the buyer all adverse material facts actually known by the transaction broker, including:
 - environmental hazards affecting the property that are required to be disclosed
 - the physical condition of the property
 - any material defects in the property or in the title to the property
 - any material limitation on the seller's ability to complete the contract
- disclosing to the seller all adverse material facts actually known by the transaction broker, including all material facts concerning the buyer's financial ability to perform the terms of the transaction.

The transaction broker has no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

Signature

Date