

# THREE HALLBROOK PLACE

SWC College Boulevard & State Line

Leawood, Kansas 66211

OFFICE FOR LEASE | 165,000± RSF



RENTABLE BUILDING AREA	165,000± RSF
BASE RENTAL RATE	\$28.00 - \$30.00 PRSF
LEASE TYPE	Full Service Gross

## BUILDING FEATURES

- Three Hallbrook Place planned and ready to construct
- Ideally suited for neighborhood, as well as commercial traffic
- State-of-the-art, LEED certified, six-story office building
- Energy Management System
- 4.0 cars per 1,000 RSF parking ratio
- Upon a 50% pre-leased contract, the owner will break ground and commence construction of the final phase of the office park



FOR MORE INFORMATION, PLEASE CONTACT:

**Gregory W. Swetnam**

Principal, Director of Office Brokerage

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