

For Lease

# 3400 COLLEGE BOULEVARD

4,000-10,900± SF

First Class Office Space

Leawood, Kansas



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**GREG SWETNAM**

[gswetnam@kessingerhunter.com](mailto:gswetnam@kessingerhunter.com)

cell: +1 816.289.4873

main: +1 816.842.2690

**TOM WARD**

[tward@kessingerhunter.com](mailto:tward@kessingerhunter.com)

cell: +1 913.706.7520

main: +1 816.842.2690



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# Property Highlights

- 10,900± RSF of contiguous, well-appointed space on the second floor that can be subdivided
- Space provides exceptional exposure off the elevator lobby
- Built in 2007, this highly-appointed, two-story office building is available for immediate occupancy
- 4 cars per 1,000 SF surface parking adjacent to the building
- Monument signage available
- Generous tenant improvement package available
- The owner/user building is heavily landscaped, easily identifiable, and strategically located with multiple ingress and egress options just off of Roe Avenue, Mission Road, and State Line Road



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*College Boulevard*

## Location Highlights *("It's Easy!")*

- Anchoring the east end of the College Boulevard Corridor, 3400 College is outside the congested traffic
- Easy accessibility on the northwest corner of College Boulevard and Mission Road
- Walking/bike trail and park access nearby
- Strategically located south of I-435
- Easy access to Mission Farms retail/restaurant amenities

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# 2nd Floor Plan

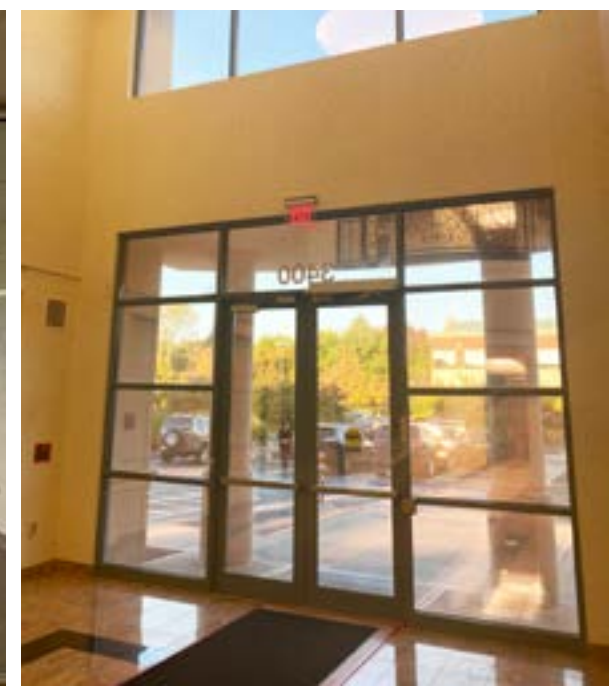
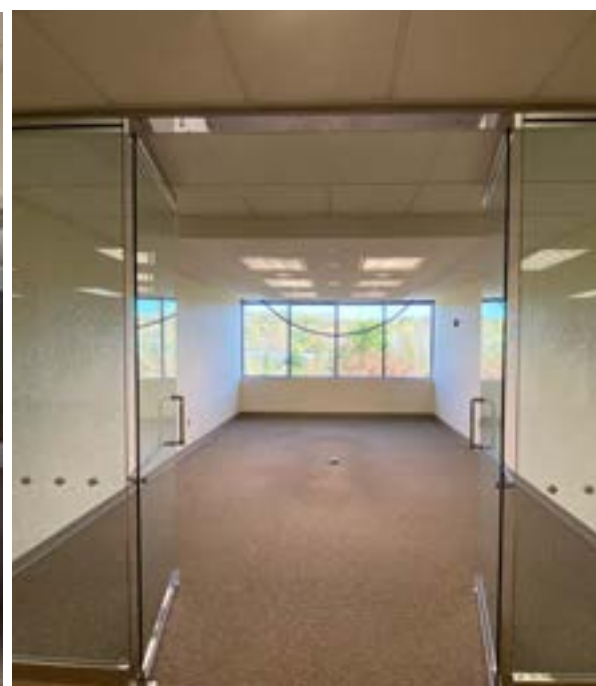


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