

Office For Sublease

6710 W. 121ST STREET

2,000-6,000± RSF

Overland Park, Kansas



TOM WARD | OFFICE BROKERAGE

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Property Highlights

- Aggressive sublease rate of \$18.00/SF FSG
- Great access to I-435, College Boulevard, and 119th Street
- Tenant improvement allowance negotiable
- 37 restaurants within 1 mile
- Brand new finishes
- Flexible work space
- Facilitates open areas and private offices
- Existing lease runs through April 2026
- Landlord and Sublessor area related entities
- Abundant, on-site parking ratio of 4.5 per 1,000
- Serene setting overlooking attractive, stone-edged lake
- Outdoor patio for company events
- Furniture potentially available
- Monument signage



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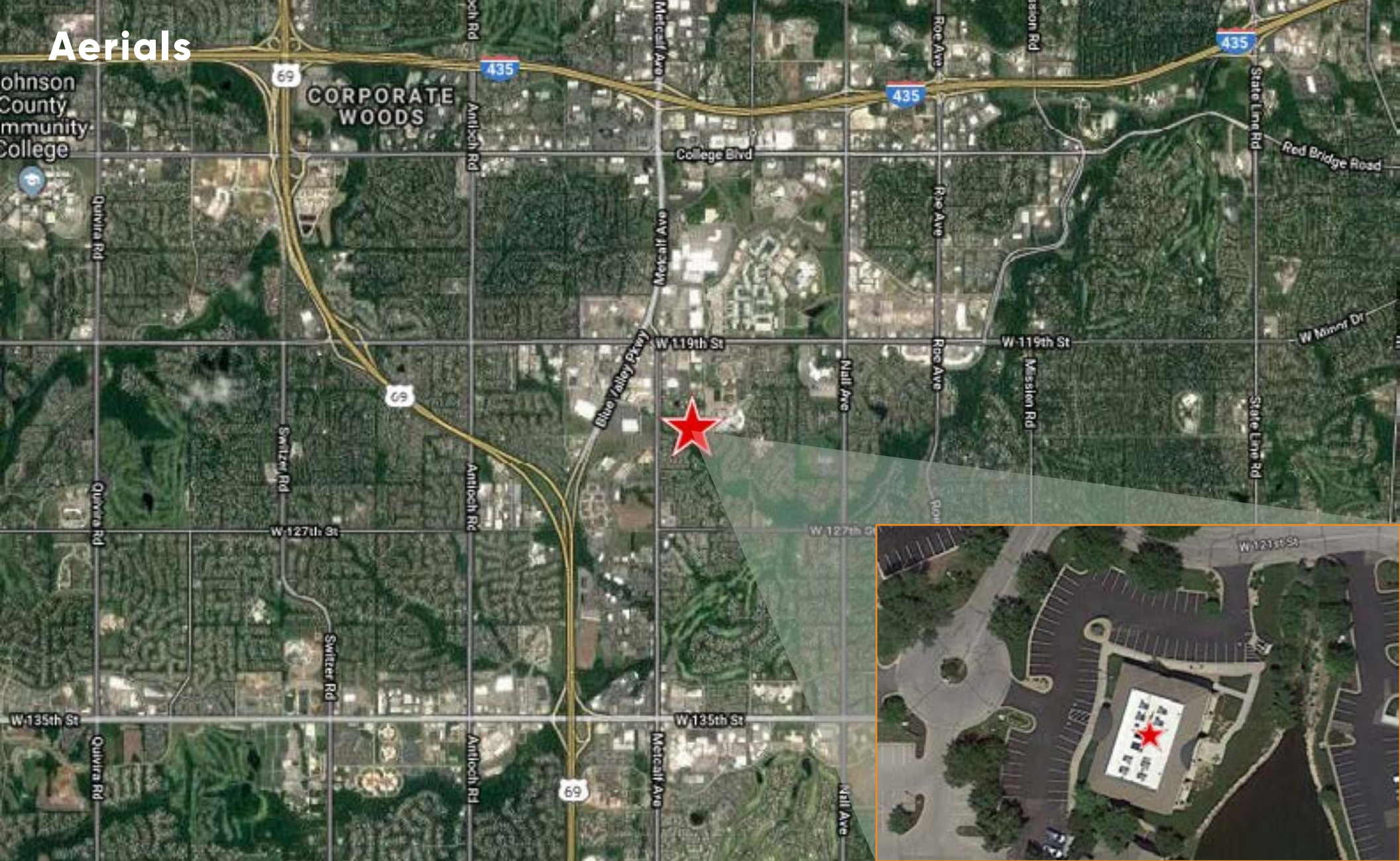
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[2,000-6,000± RSF Available] Floor Plan



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