

ROSANA SQUARE

7700 & 7710 W. 119TH STREET (119TH & METCALF)

 OVERLAND PARK, KANSAS 66213

est. 1879

KH

KESSINGER HUNTER
commercial real estate



OFFICE WAREHOUSE / FLEX DOCK-HIGH AVAILABILITIES
5,000 – 16,000 SF



FEATURES

- High-profile, mixed-use location in South Johnson County with excellent access and visibility at the northwest corner of 119th and Metcalf in Overland Park, Kansas
- Multiple space options available ranging in size from 5,000 SF up to approximately 16,000 SF (7700 & 7710).
- Rental Rate - \$17.50/SF MG
- First floor, park-at-your-door access
- Exterior facade signage opportunities
- Tenant pays all utilities
- Ideal opportunity for tech companies, flex users, call centers, sales operations, and service-oriented companies who need/want quick access from car to space
- Abundant surface parking directly adjacent to the office space
- Unique dock-high loading capabilities in KC's premier submarket
- Expandable power capacity; 18' clear height
- Less than one mile from the Asperia, Black & Veach, St. Luke's South, and 119th & Park Place Shopping Center
- Abundant retail amenities within the property
- RideKC Park&Go location

FOR MORE INFORMATION, PLEASE CONTACT:

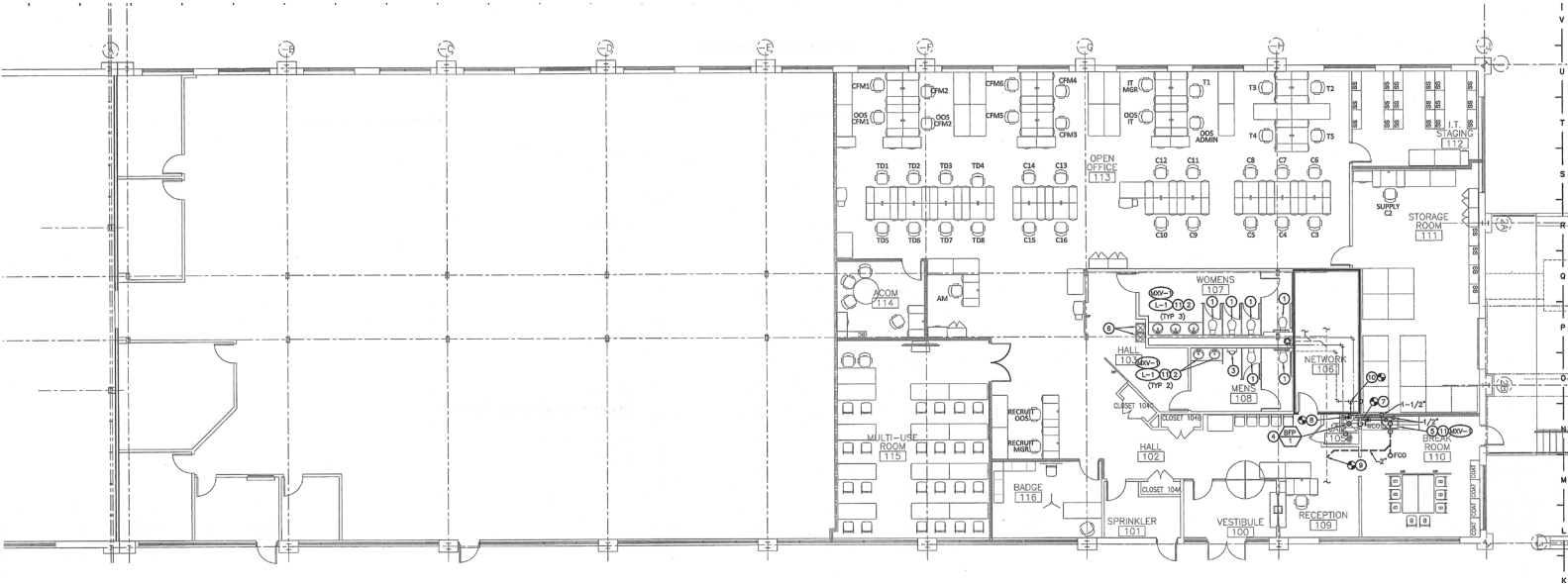
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KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com

FLOOR PLAN

7700 W. 119th St (7,590 SF) & 7710 W. 119th St (8,410 SF)



LOCATED AT
119TH & METCALF





PRIME FLEX OPPORTUNITY
IN THE
HEART OF JOHNSON COUNTY



FLEX SF Available: Up To 16,000 SF

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