

# 6601 COLLEGE BOULEVARD

OVERLAND PARK, KANSAS



*presented by* Tower Properties



## THE OPPORTUNITY

Following a full building redevelopment, **6601 COLLEGE BOULEVARD** provides brand new, Class A College Boulevard office availability. The six-story, 100,000-square-foot building offers outstanding visibility and recognition in the heart of Kansas City's most active office real estate submarket. The building's extensive glass lines provide natural light throughout the floor plate, and the exterior design provides an extraordinary opportunity for tenant identity and signage. Well-located with numerous retail amenities nearby, coupled with easy commuter access via I-435, 6601 College Boulevard provides a unique opportunity for employee attraction and retention, and can accommodate tenants in a wide size range.





## PROPERTY FEATURES

- › **Size:** 100,000± RSF
- › **Stories:** 6
- › **Parking ratio:** 5/1,000 rentable square feet
- › **Full building renovation including:**
  - › Full exterior remodel with expansive glass lines
  - › New mechanical systems
  - › Full common area remodel
  - › All tenant space will be first generation
- › **Exterior signage opportunities available for anchor tenants**
- › **Stable ownership since 1995**



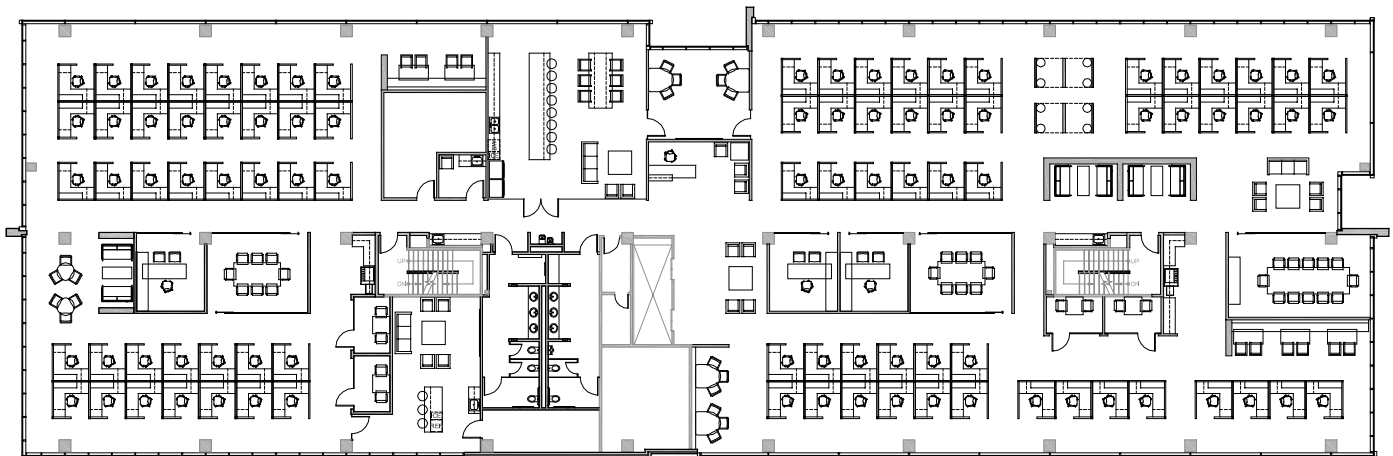




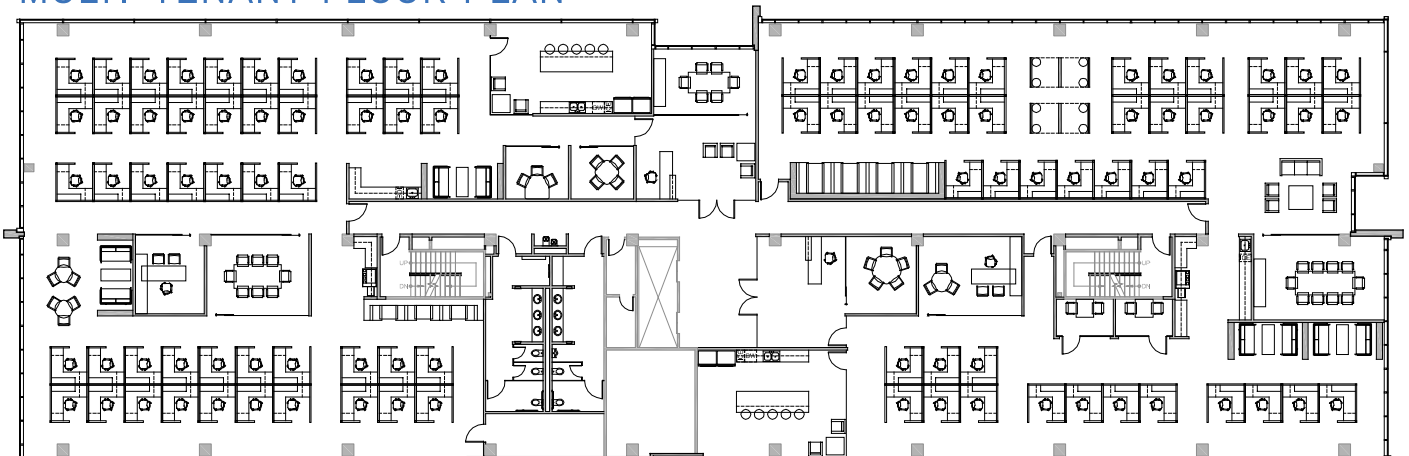
# 6601 COLLEGE BOULEVARD



SINGLE-TENANT FLOOR PLAN



MULTI-TENANT FLOOR PLAN





# NEARBY AMENITIES

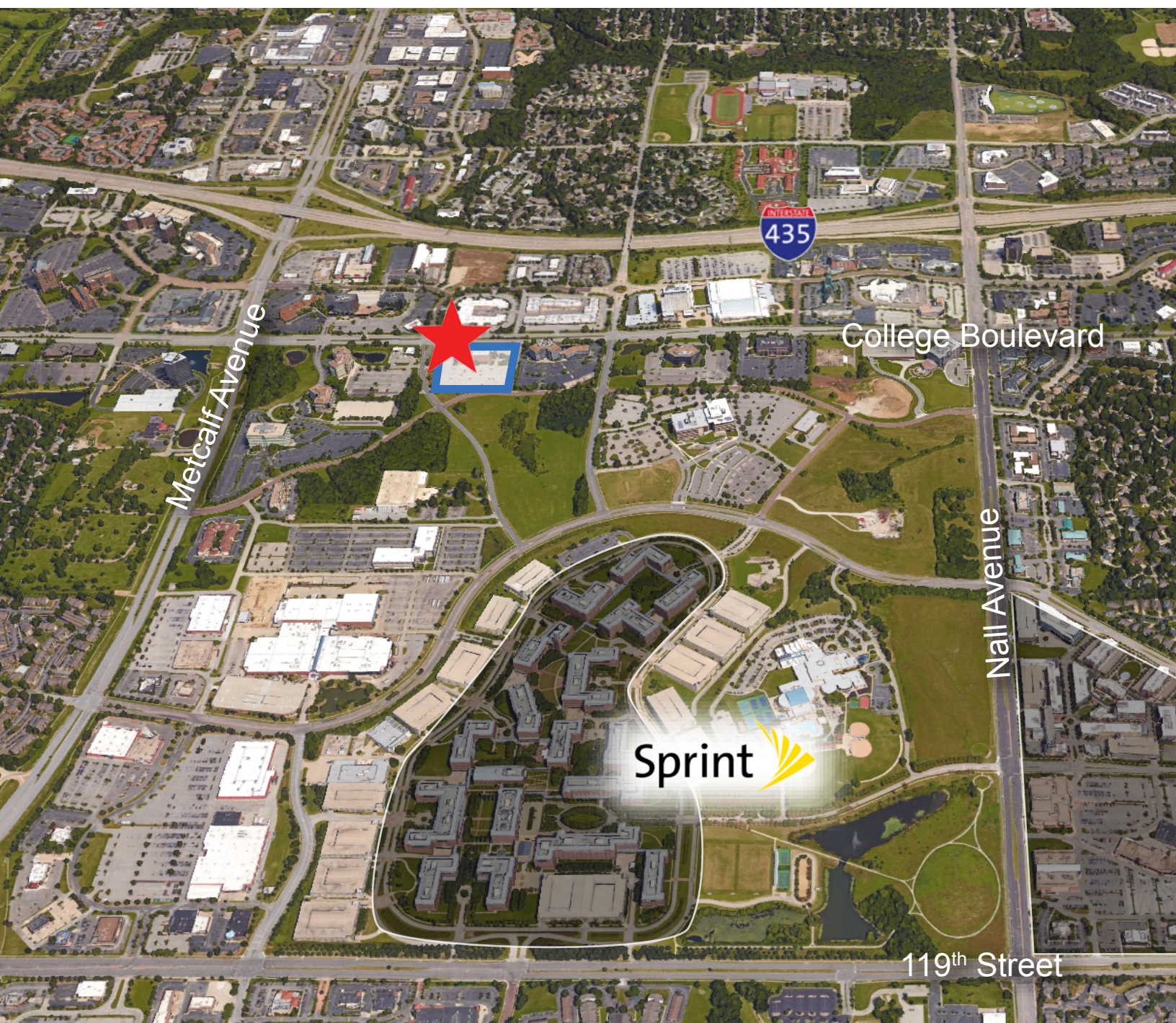
## LODGING

- > Sheraton Overland Park Hotel
- > Aloft
- > Courtyard by Marriott
- > Cloverleaf Suites
- > Holiday Inn Hotel & Suites
- > Extended Stay America
- > Drury Inn & Suites

## FOOD & DRINK

- > Hereford House
- > Subway
- > 801 Chophouse
- > Joe's Kansas City Bar-B-Que
- > Houlihan's
- > McDonald's
- > Bristol Seafood Grill
- > Panera
- > t.Loft
- > BurgerFi
- > And more.....

*EXCELLENT  
HIGHWAY  
ACCESS FOR  
CONVENIENT  
ACCESS  
TO AREA  
RESOURCES*





# FLOOR PLAN



## RENTABLE AREAS (APPROX.)

Floor 1	6,956 SF
Floor 2	16,807 SF
Floor 3	16,806 SF
Floor 4	11,800 SF
Floor 5	0 SF
Floor 6	0 SF

## STACKING PLAN

	Available	
	Available	
	Available	
Available	Lobby	

## CONTACT

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