OVERLAND



- **Property Overview**
- Building Two
- **Building Three**
- Amenities
- Location



OVERLAND ONE will be an iconic, state-of-the-art office campus in South Johnson County.

Overland One's developmental inspiration primarily stems from its prestigious location at the southeast corner of I-435 and Nall Avenue, which undeniably offers tenants the best in visibility and accessibility. Couple that with high-end Class A office finishes and a campus dedicated to creating a synergetic environment amongst tenants, it's easy to see how Overland One is the premier place every business seeks to call home.







PROPERTY OVERVIEW

355,500-SQUARE-FEET OF CLASS A OFFICE SPACE

- 3 mid-rise, Class A office buildings
- Prestigious South Johnson County location offers superb visibility along one of the premier sections of the I-435 corridor •
- Up to 148,819 RSF available (Buildings 2 & 3)
- Access to on-site, upscale cafeteria for all tenants
- Adjacent covered parking garage •
- Monument signage available or exterior building signage for anchor tenants



121,615 RSF, 5 stories Creative Planning headquarters Occupied June 2018

Up to 25,819 RSF available, 3rd floor Average floor space: 25,000 SF Space available: July 2018 Parking: Adjacent covered garage Signage: Monument available

Up to 123,000 RSF available, 1st - 5th floor Average floor space: 25,000 SF Space available: TBD Parking: Adjacent covered garage Signage: Monument available

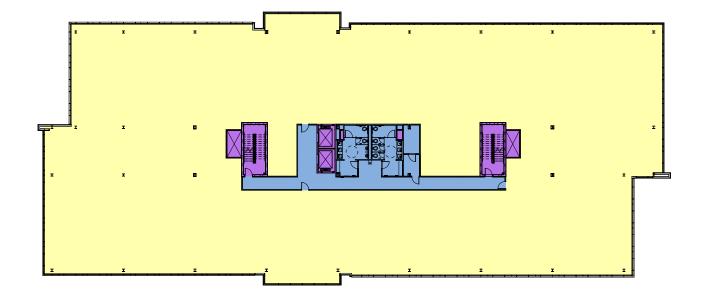




BUILDING TWO

- 3rd floor 25,819 RSF available
- Covered and surface parking (4/1,000 SF)
- Monument signage





25,819-SQUARE-FEET OF CLASS A OFFICE SPACE

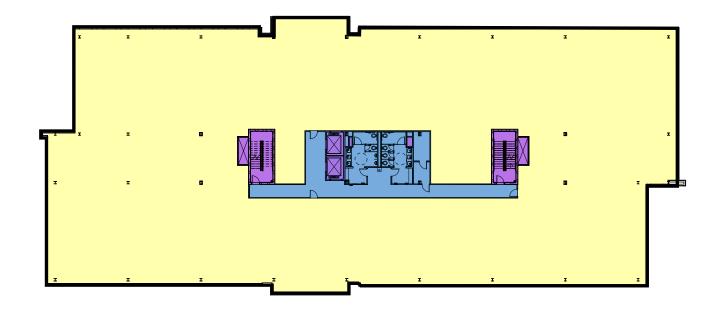




BUILDING THREE

UP TO 123,000-SQUARE-FEET OF CLASS A OFFICE SPACE

- 1st floor Approximately 23,000 RSF available
- Covered and surface parking (4/1,000 SF)
- Monument signage







• 2nd - 5th floor - Approximately 25,000 RSF available per floor







- Designed utilizing LEED certified best practices
- Interior glass-metal paneling
- Stone tile exterior
- Ceiling heights up to 9'6"
- Access to outdoor patio & terrace
- On-site, upscale cafeteria
- On-site covered parking







LOCATION

- vibrant submarkets
- Excellent visibility and accessibility
- highest level





• Centralized location, with a 15-minute average commute from Kansas City's most

• Surrounded by lavish restaurants, hotels, and the Overland Park Convention Center This campus seamlessly provides tenants with everything needed to operate at the

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