

# 7101 Tower

7101 College Boulevard, Overland Park, Kansas

# For Lease



## Office space for lease!

- Class A tenant finishes
- Suites available from 2,000<sup>±</sup> SF to 15,000<sup>±</sup> SF
- Covered parking available
- Excellent access and visibility
- On-site Deli
- On-site property management and building engineer

## For more information:

Brent W. Roberts, CCIM  
816.932.5520  
broberts@blockllc.com

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## Building Specifications

Location:	7101 College Boulevard, Overland Park, Kansas
Building Size:	Approximately 228,040 net rentable square feet
Building Description:	Fifteen-story, Class A office building with reflective glass exterior
Space Available:	2,000± RSF to 15,000± RSF
Zoning:	CO-Planned office
HVAC System:	Variable air volume
Ceiling Height:	9' ceiling throughout the building
Parking:	4.0 cars per 1,000 useable square feet Limited covered parking available
Lease Rate:	Full service rates ranging from \$23.50 per rentable square foot with annual incremental increases
Operating Cost:	Base Year
TI Allowance:	Negotiable

Excellent location on College Boulevard. Convenient access to I-435. Covered parking available. Large floor plans.

## Remarks:

- On-site deli
- On-site property manager
- Day porter
- On-site building engineer
- Card reader/security system for exterior doors, elevators and fire stair doors
- Covered and surface parking

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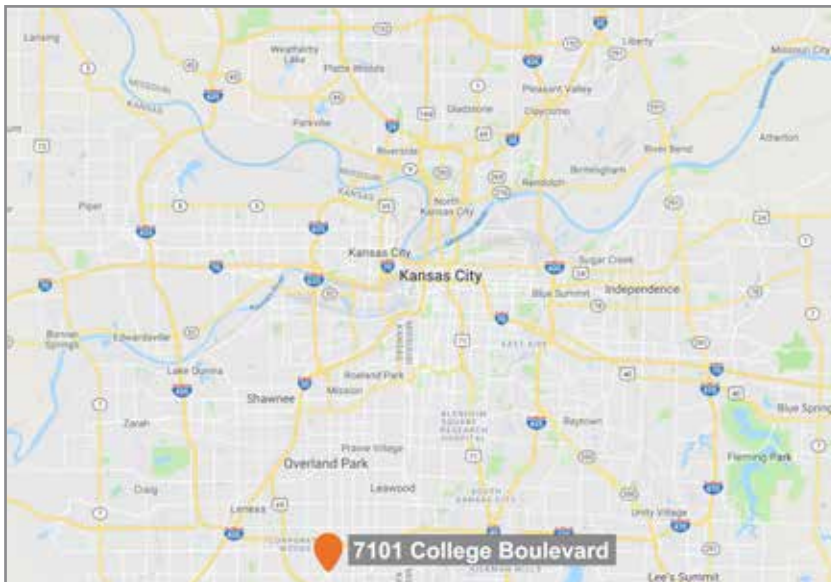
broberts@blockllc.com



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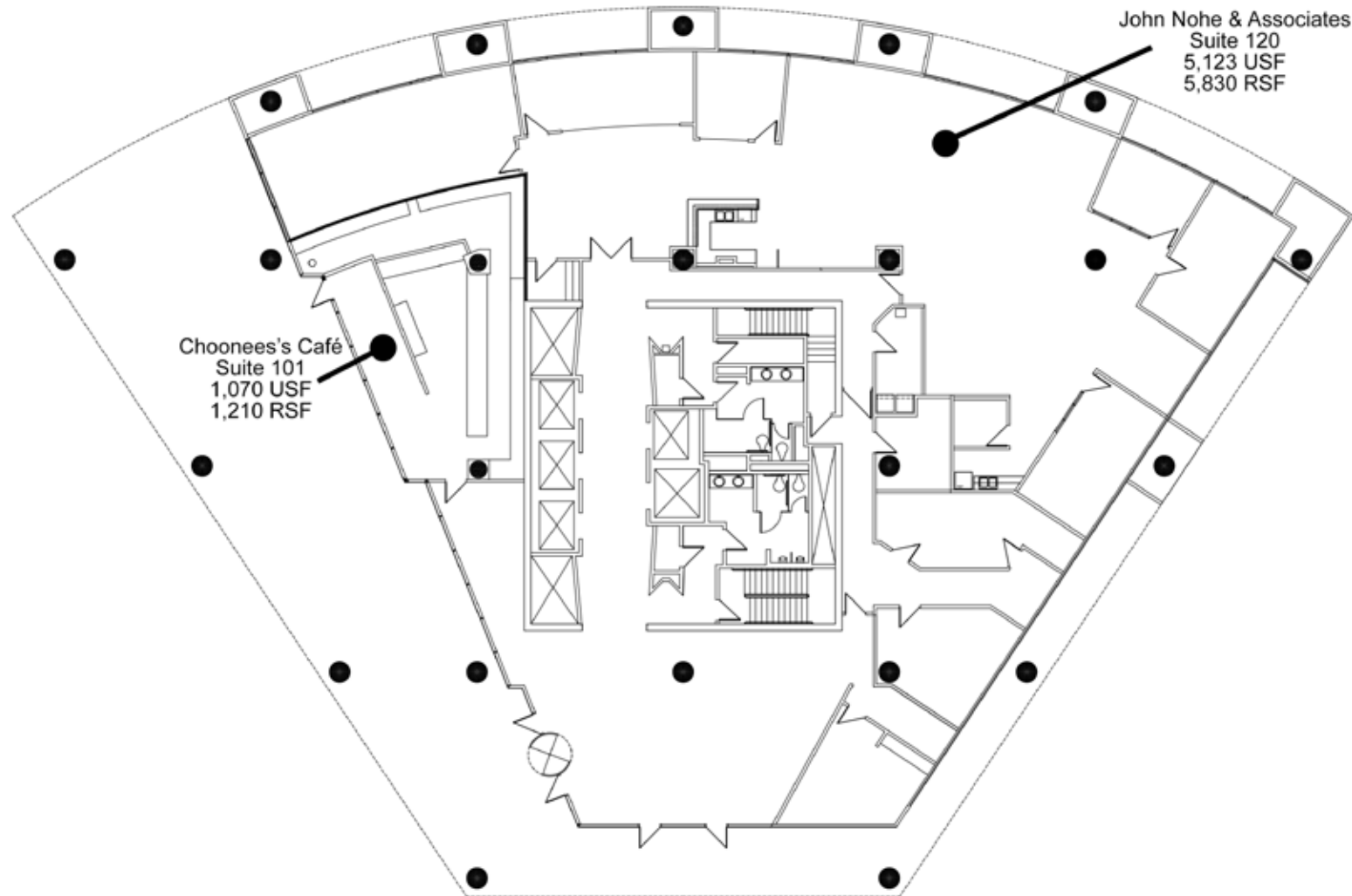
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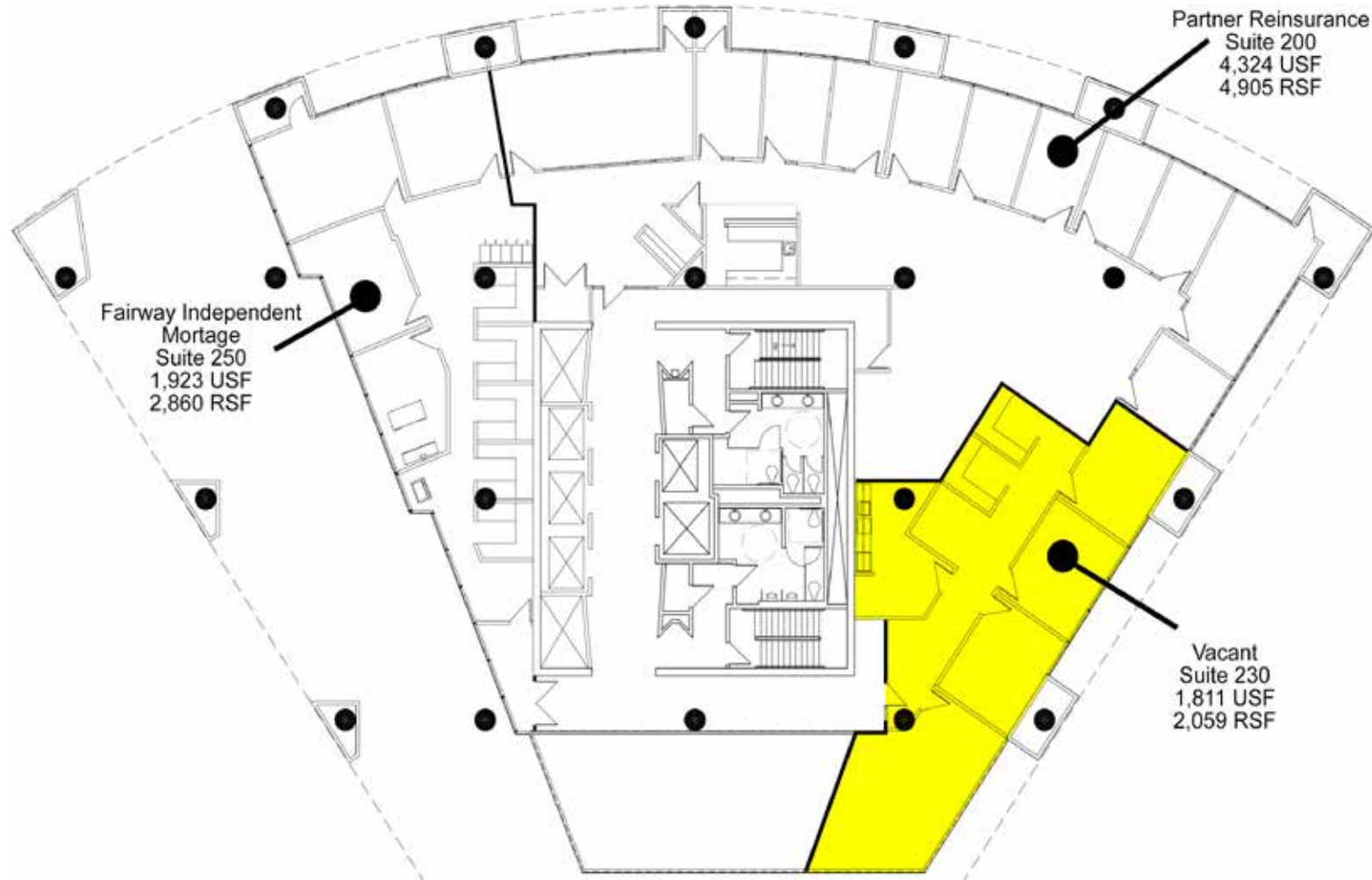


7101 COLLEGE  
FIRST FLOOR

# 7101 Tower

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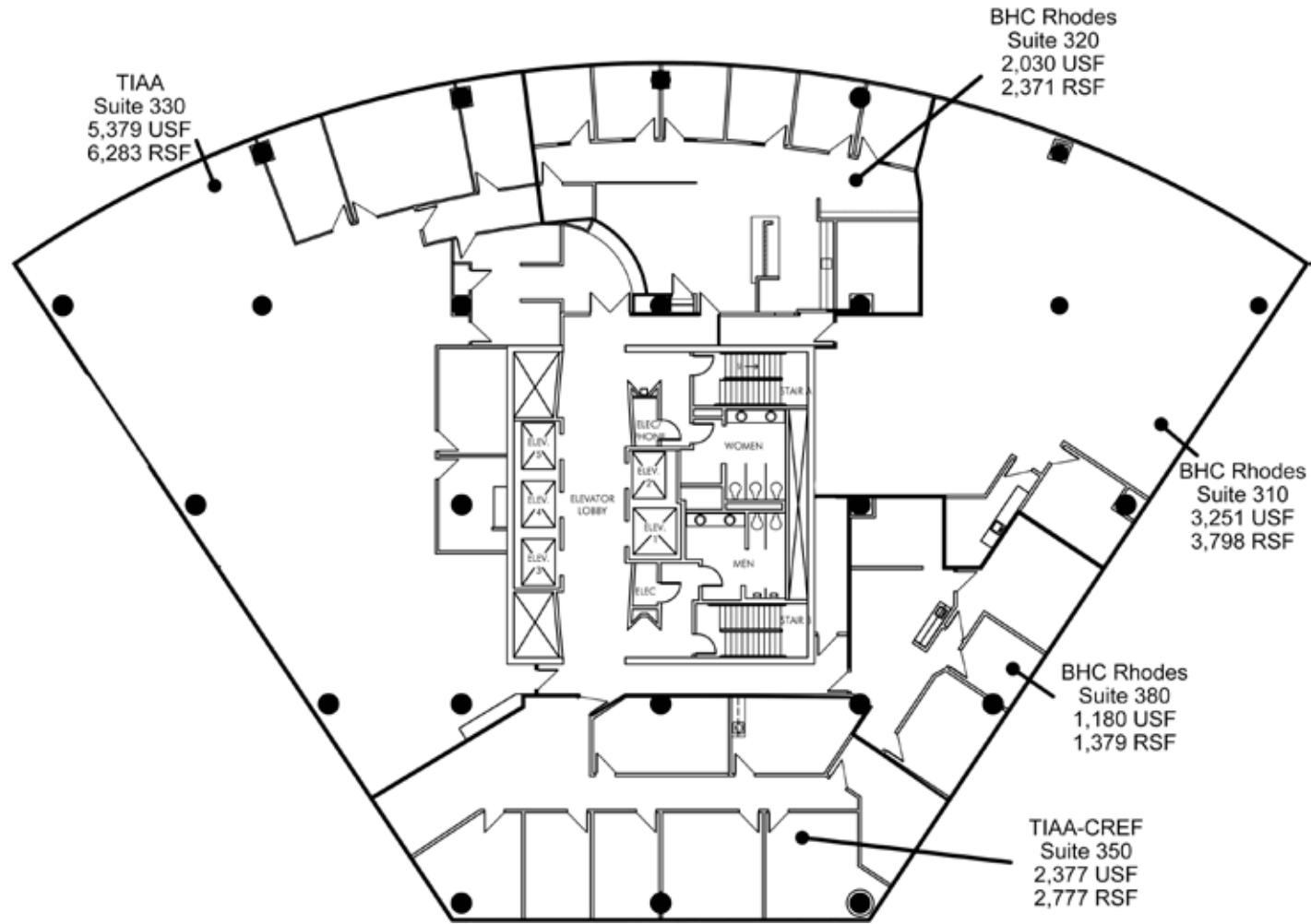
7101 COLLEGE  
SECOND FLOOR



# 7101 Tower

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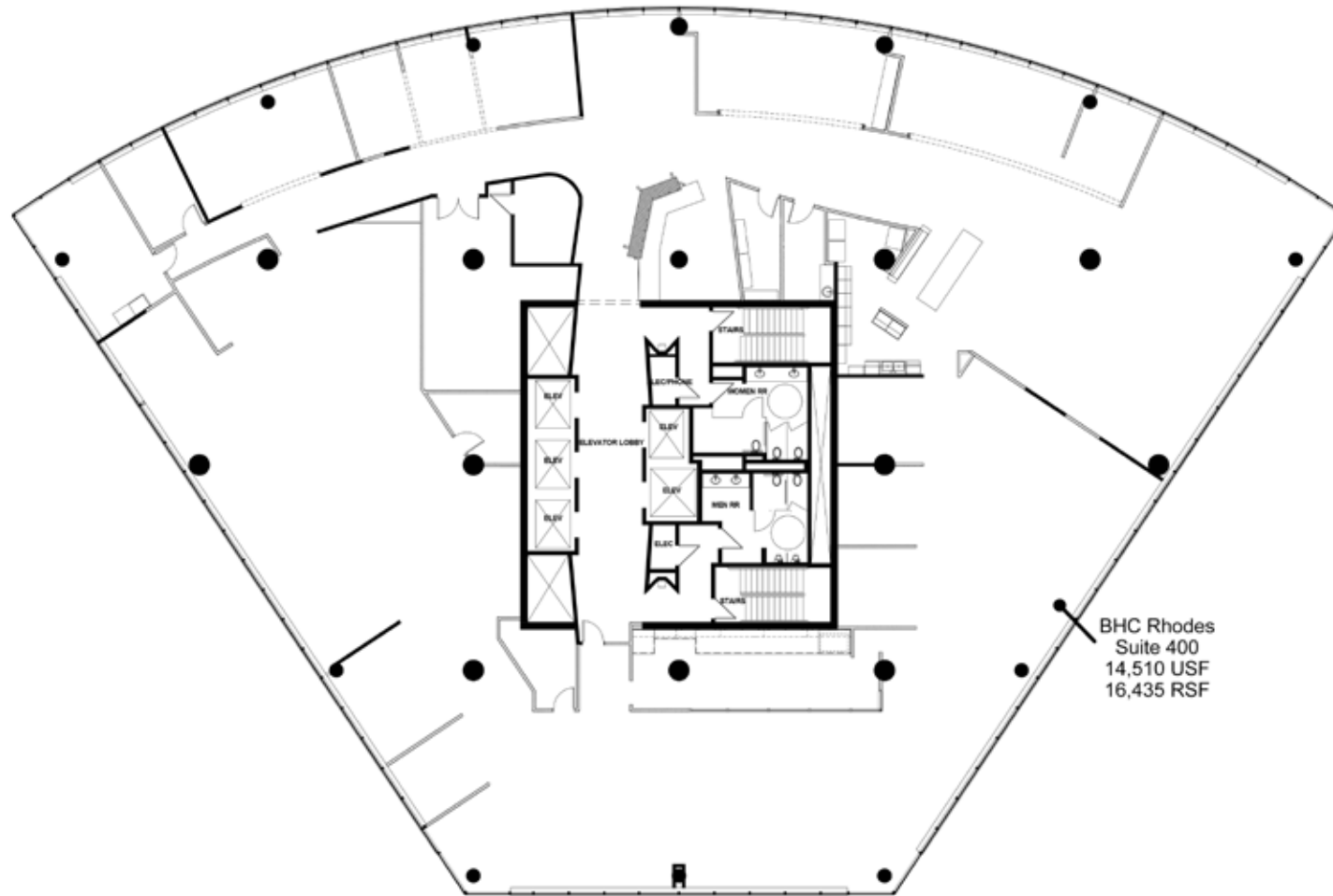


7101 COLLEGE  
THIRD FLOOR

# 7101 Tower

7101 College Boulevard, Overland Park, Kansas

# For Lease

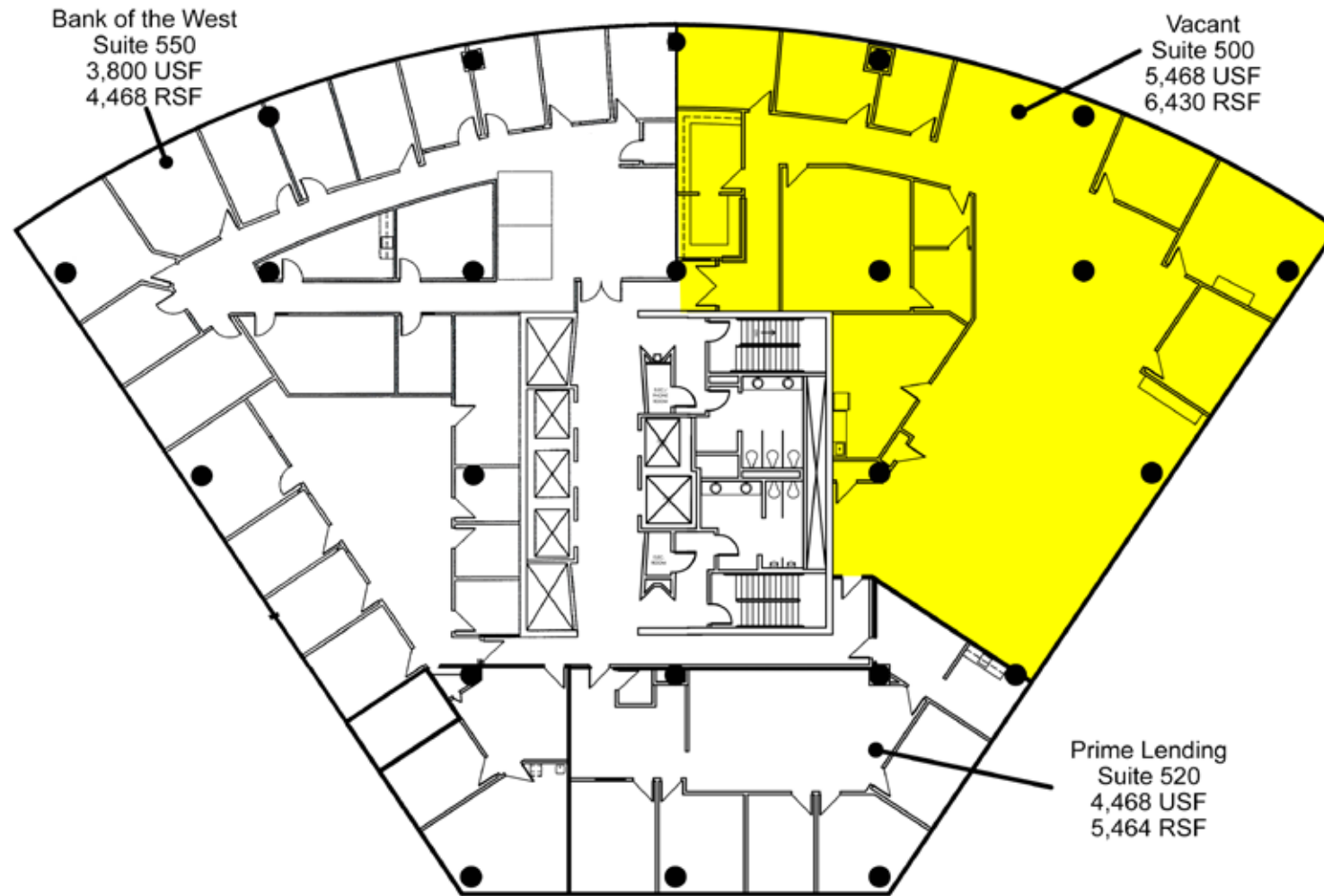


7101 COLLEGE  
FOURTH FLOOR

# 7101 Tower

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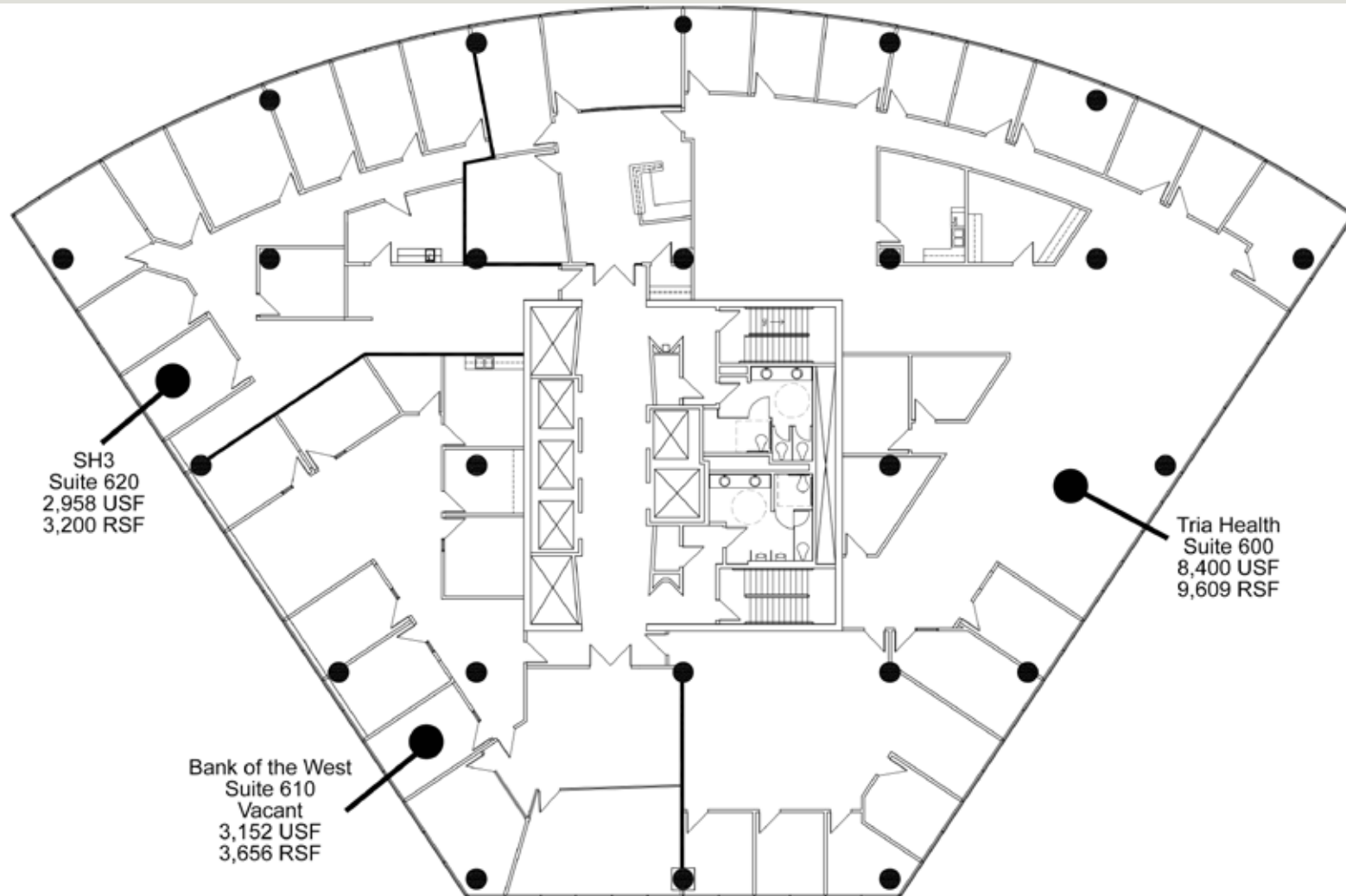
7101 COLLEGE  
FIFTH FLOOR



# 7101 Tower

7101 College Boulevard, Overland Park, Kansas

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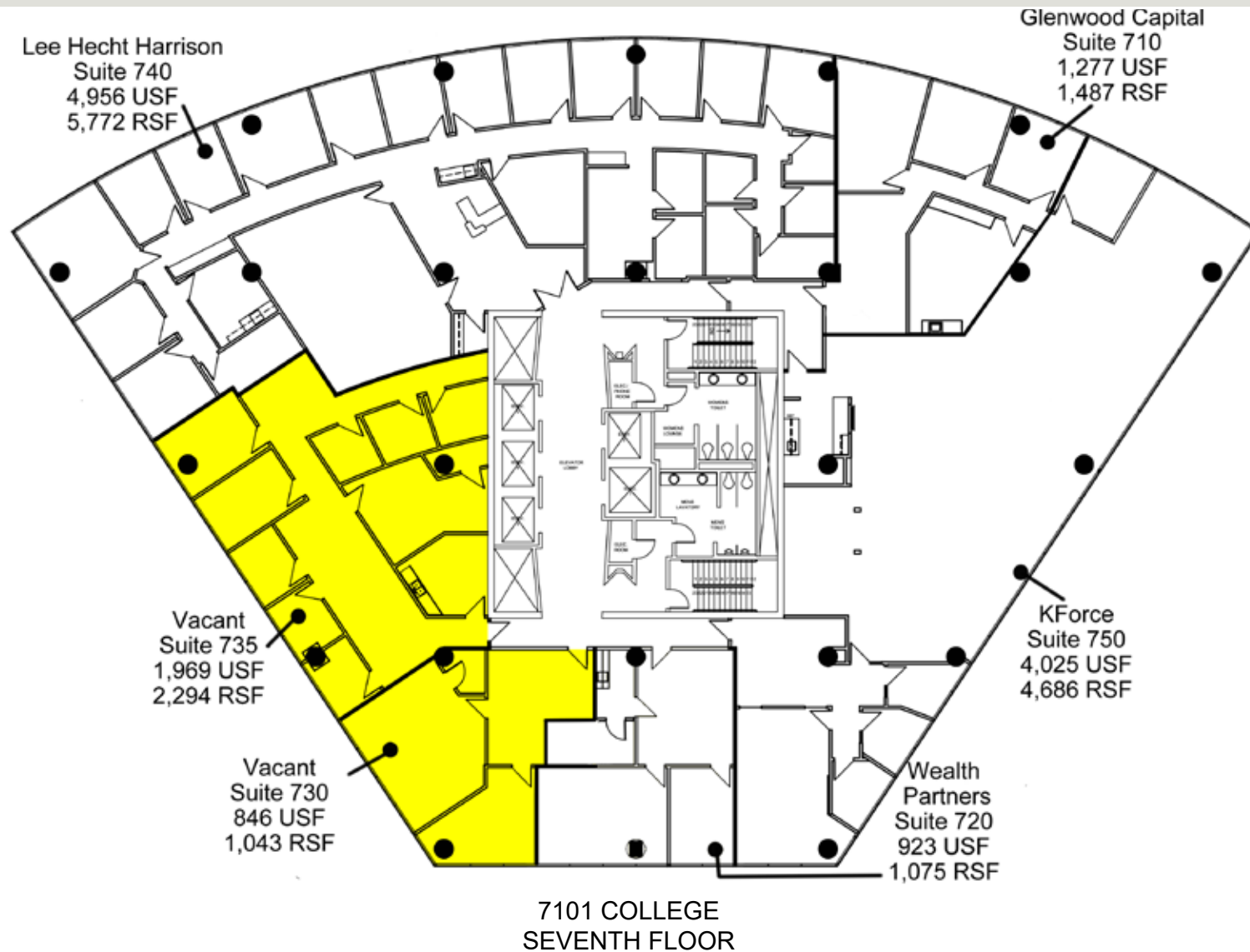


7101 COLLEGE  
SIXTH FLOOR

# 7101 Tower

7101 College Boulevard, Overland Park, Kansas

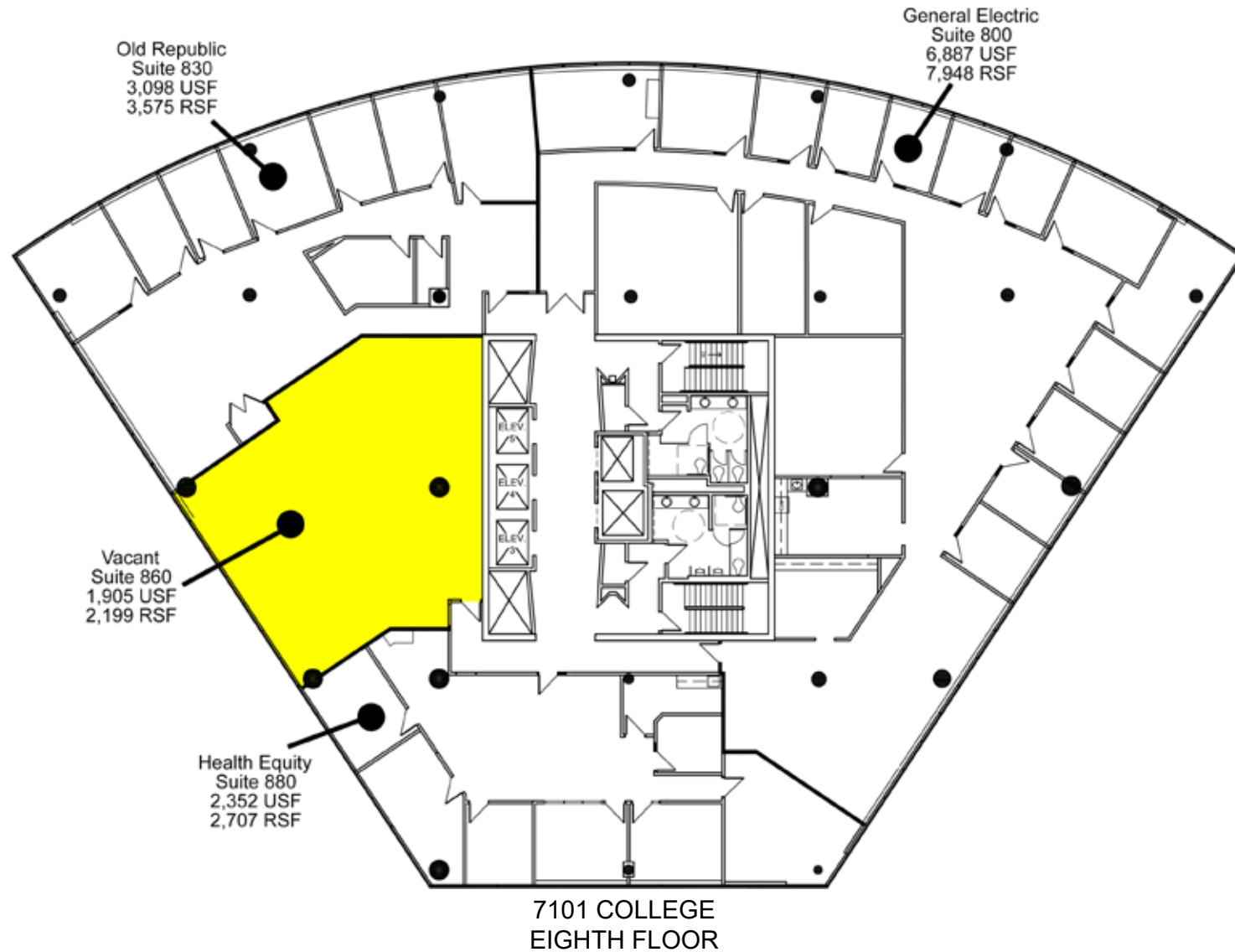
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7101 College Boulevard, Overland Park, Kansas

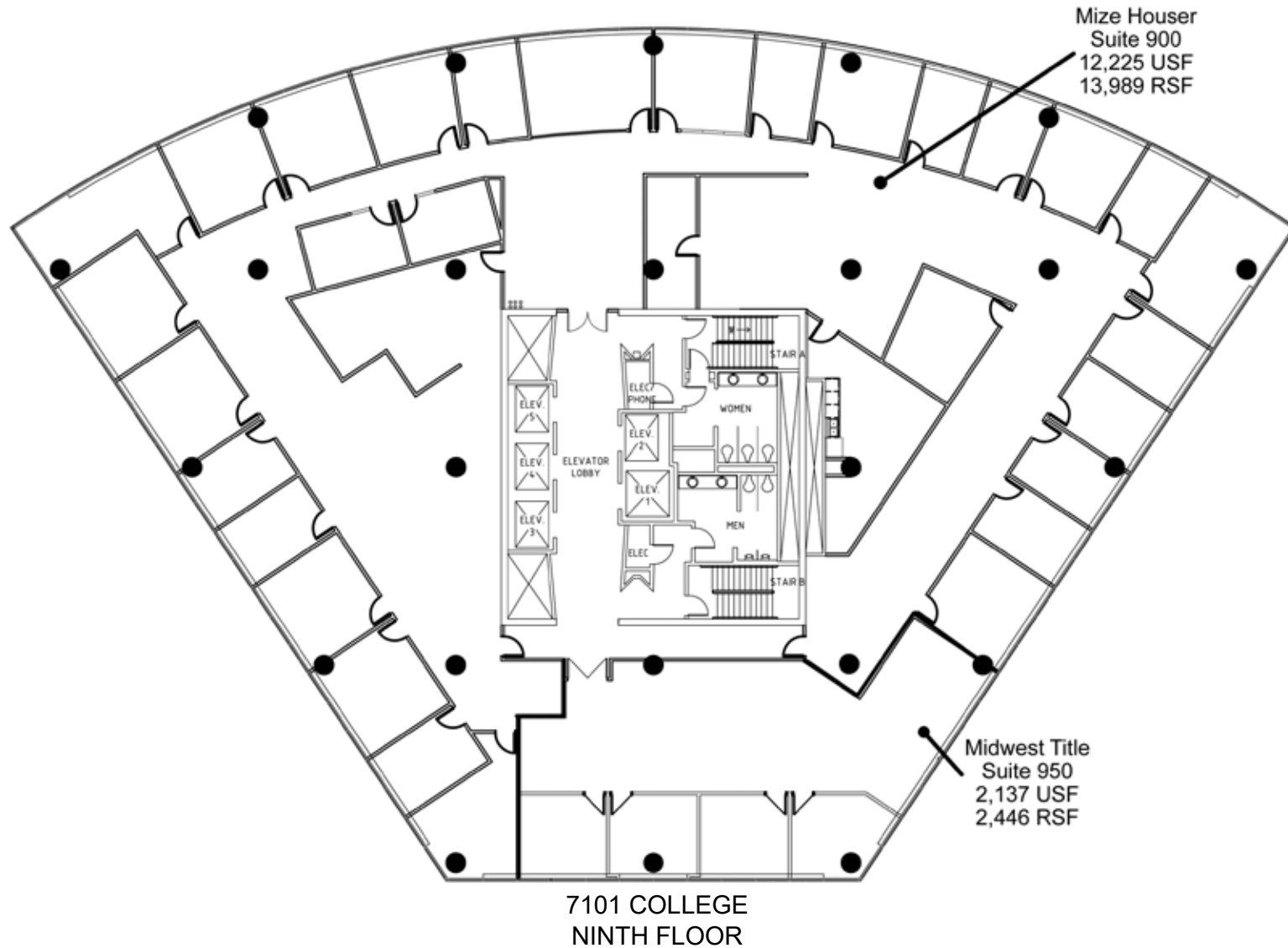
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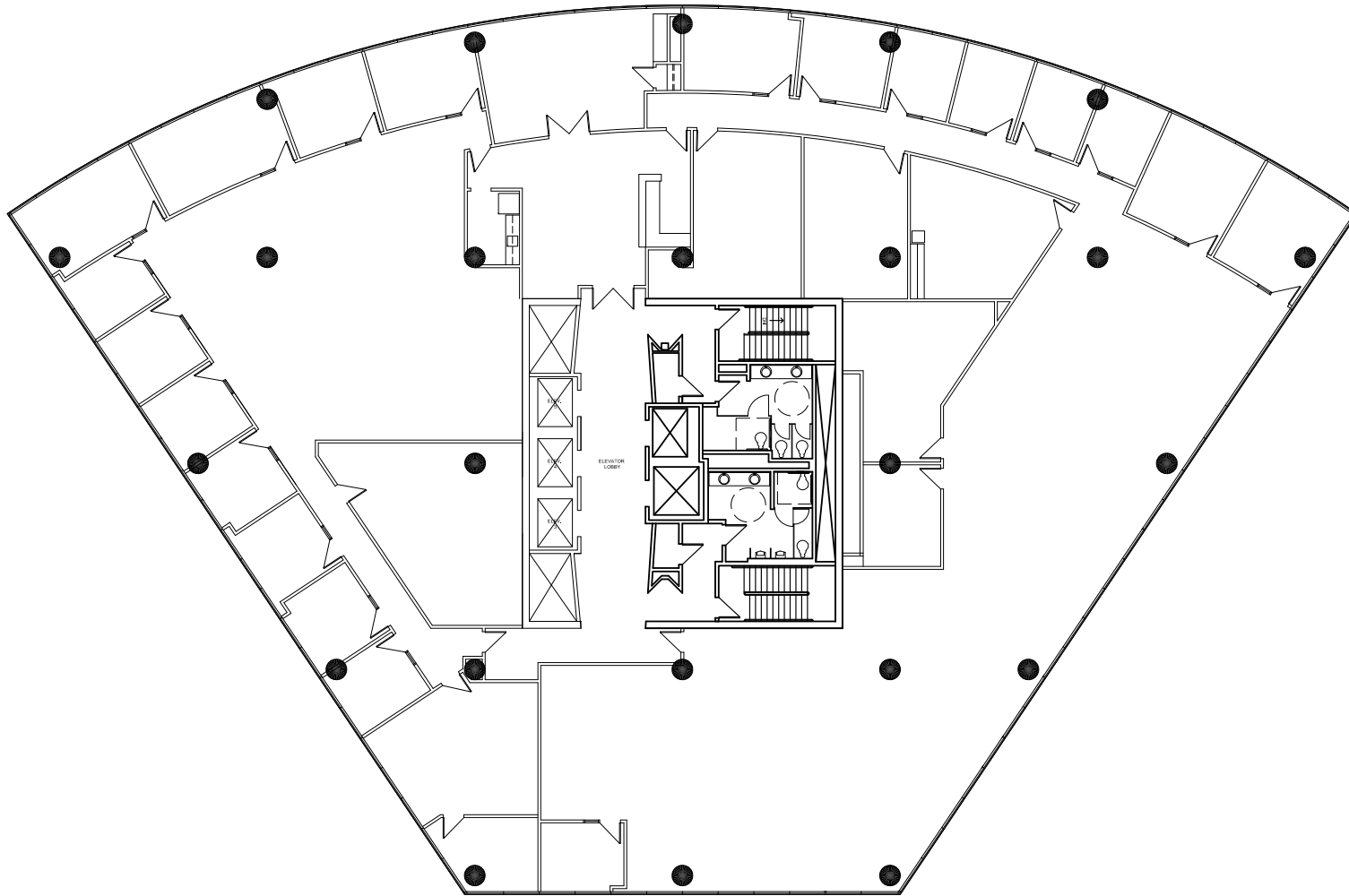




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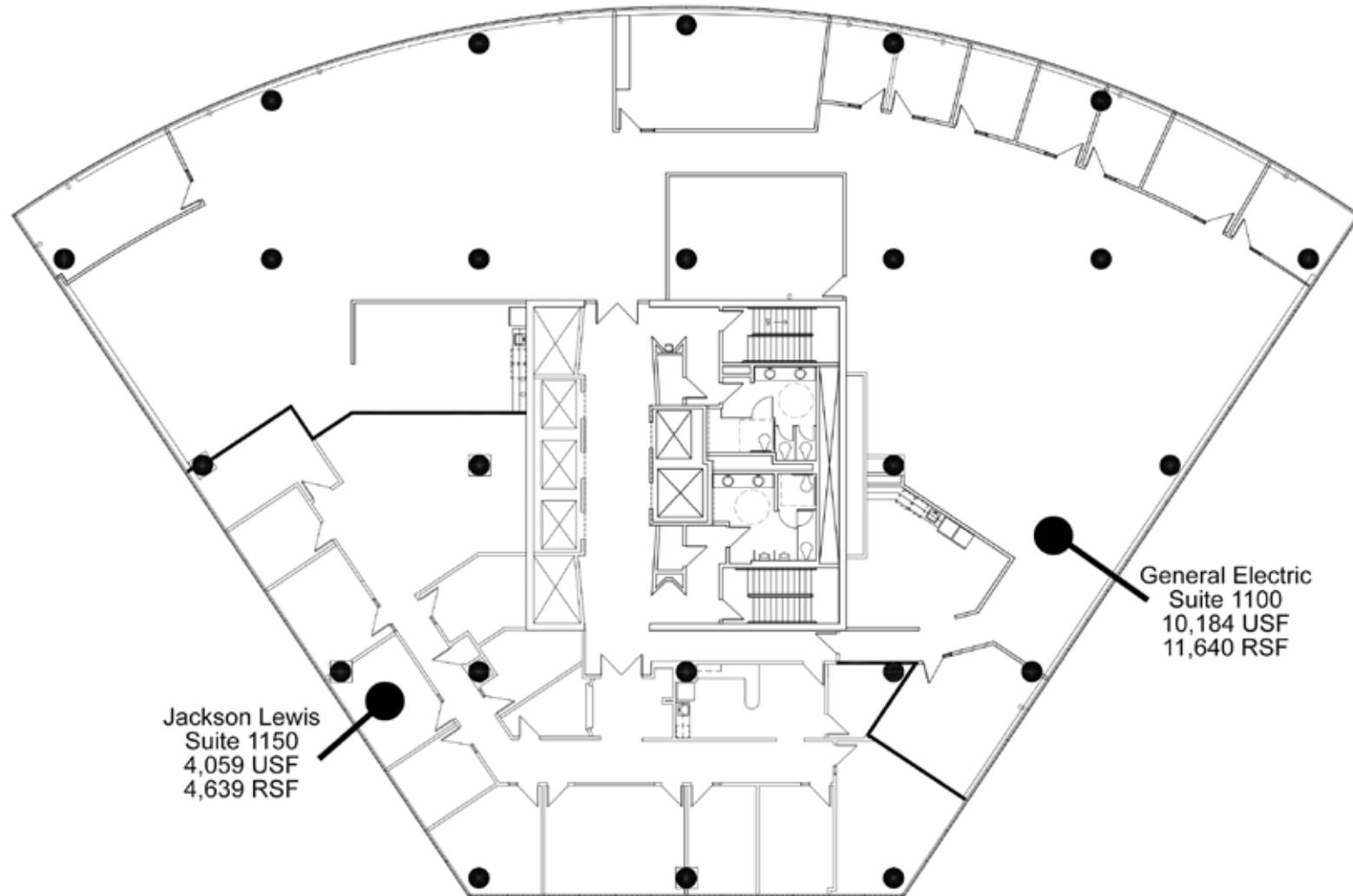


7101 COLLEGE  
TENTH FLOOR

# 7101 Tower

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# For Lease

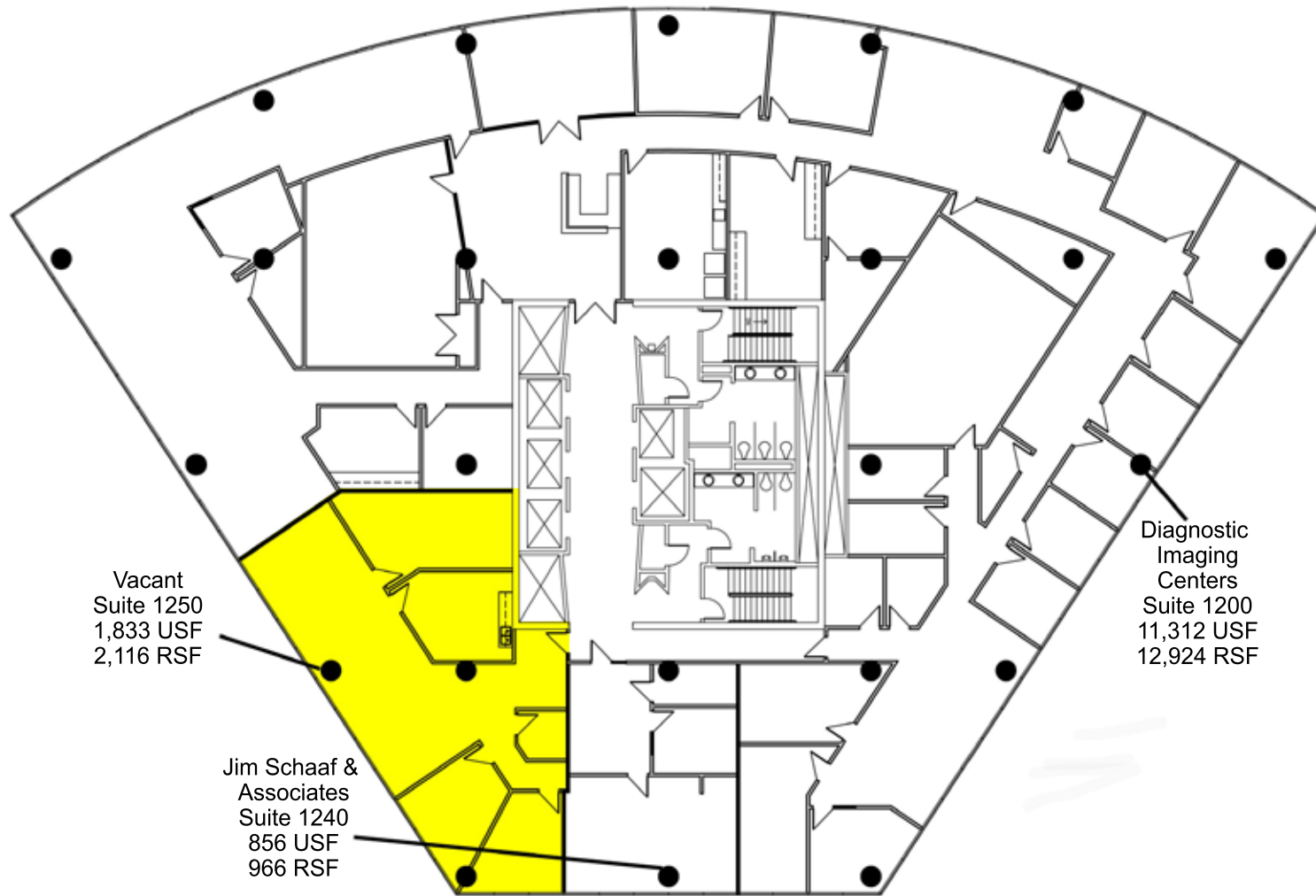


7101 COLLEGE  
ELEVENTH FLOOR

# 7101 Tower

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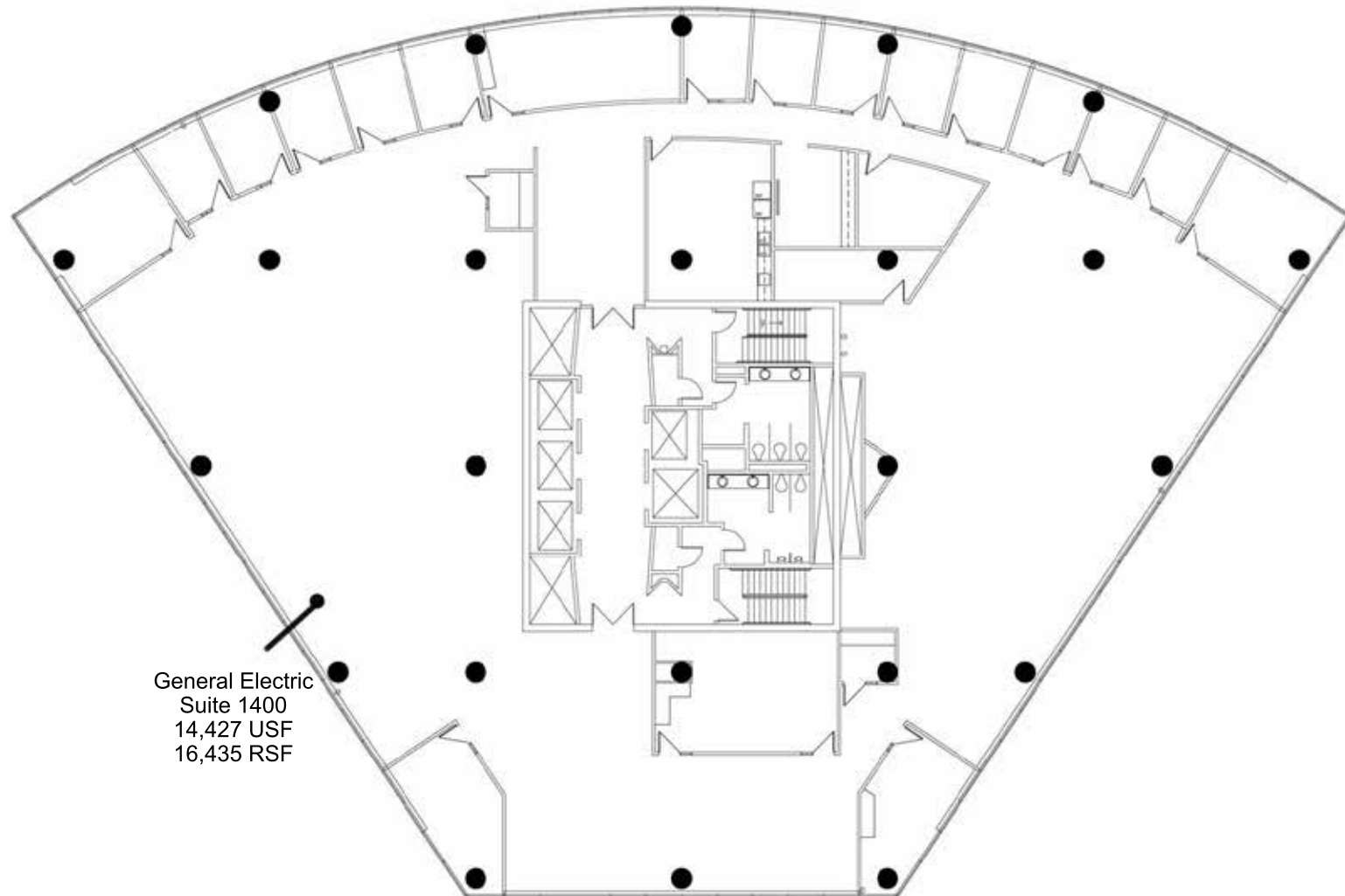


7101 COLLEGE  
TWELFTH FLOOR

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General Electric  
Suite 1400  
14,427 USF  
16,435 RSF

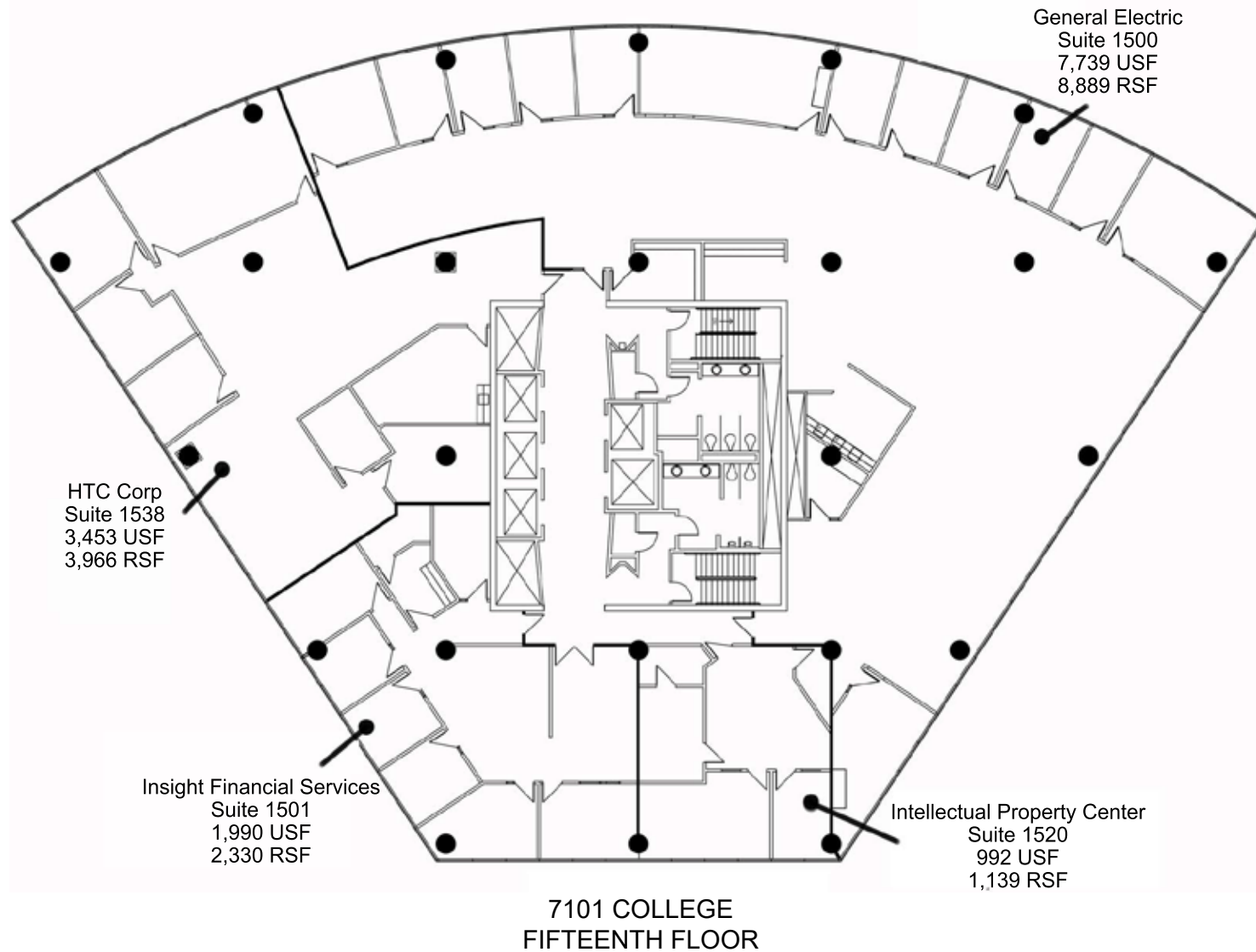
7101 COLLEGE  
FOURTEENTH FLOOR



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