

6000
METCALF
AVENUE





20,000 SF
BUILDING

METCALF AVE

PANERA

MARTWAY STREET

CULVER'S

Location Highlights

PREMIER LOCATION WITH
HIGHWAY ACCESS/EGRESS
FROM I-35 & I-635

Proximity To Critical
Operations/Locations



Interstate 35	< 1 min
Interstate 635	1 min
Interstate 70	3 min
KCI	< 30 min
South Overland	10 min
Lee's Summit	35 min

Surrounding Retail Amenities

1. Panera
2. Culver's



RANGE
REALTY PARTNERS

Welcome to 6000 Metcalf, an office building that embraces versatility in North Johnson County. Spread across 20,000 square feet, this dynamic space offers the perfect balance: 10,000 square feet of office space on the top floor, complemented by an additional 10,000 square feet of flex/storage space downstairs. What distinguishes 6000 Metcalf are its unique features: a dock door, the capability to offer premium office space on the first floor with ample storage on the second floor, and additional land acreage surrounding the property. Situated at the nexus of I-35 & I-635, accessibility is unparalleled, ensuring seamless connectivity to the entire Kansas City Metro area.

Sales Price
\$1.549 MILLION

Lease Rate
\$22/PSF

Building Size
20,000 SF

Lot Size
1.02 ACRES

Parking
60 SPACES

PROPERTY SUMMARY

HIGHLIGHTS

- Year Built: 1987
- Up to 20,000 SF Office/Flex Space
 - 10,000 SF of traditional office space on the 1st floor
 - 10,000 SF of flex space on the 2nd floor (entire floor can easily be converted all to storage/warehouse space)
- Loading Dock Door
- Amazing versatility for an owner user needing true flex space
- Premier location and accessibility at the nexus of 635 & I-35 in Overland Park

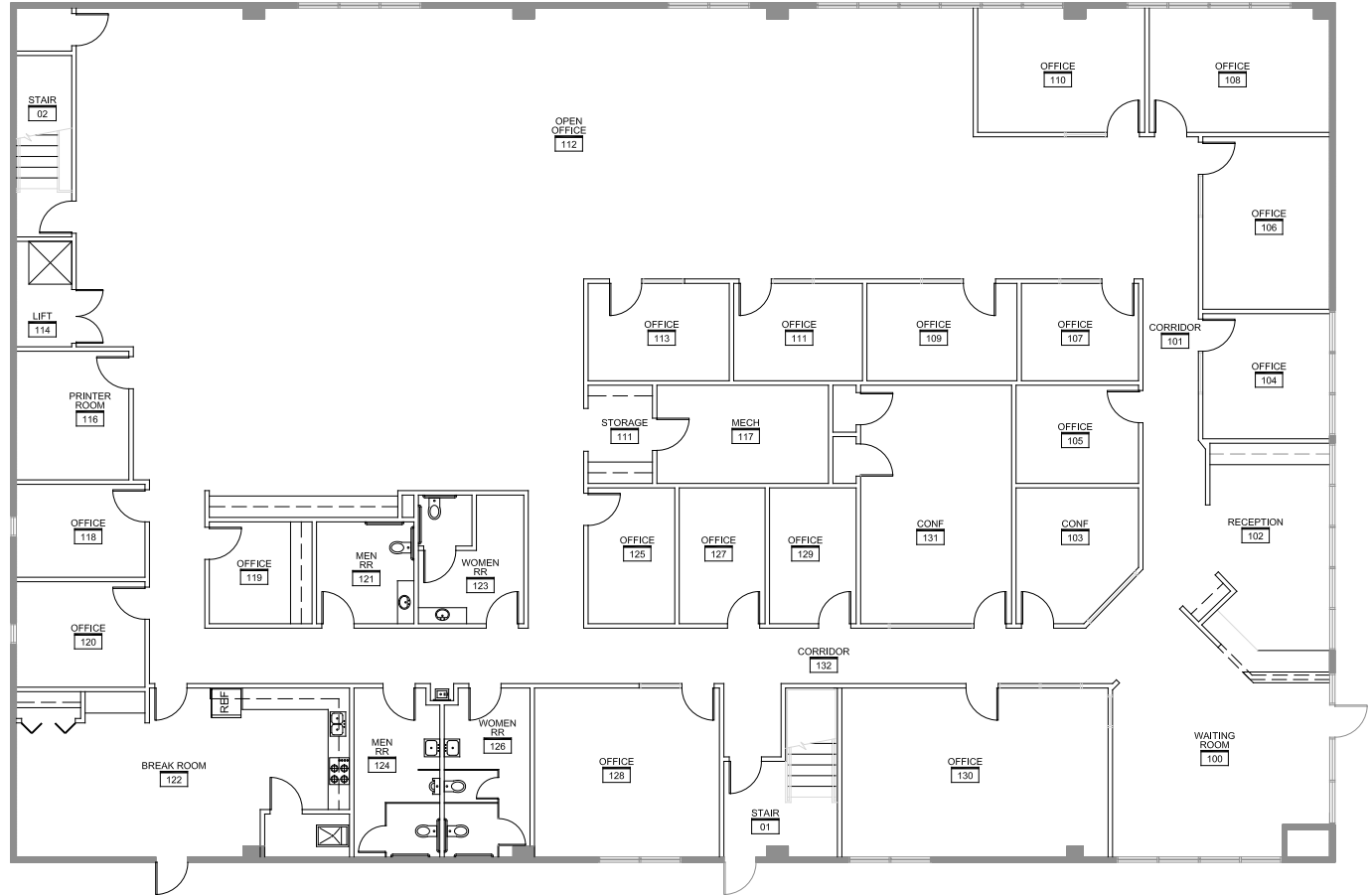
UP TO 20,000 SF OFFICE FLEX SPACE

6000 METCALF AVENUE

OVERLAND PARK, KANSAS | SALE PRICE: \$1.549 MILLION / LEASE RATE: \$22/PSF

FLOOR PLANS

1ST FLOOR 10,000 SF



1ST FLOOR

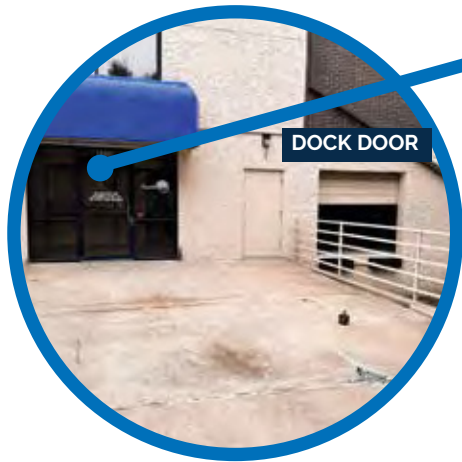
RECENT DEMO PICTURES



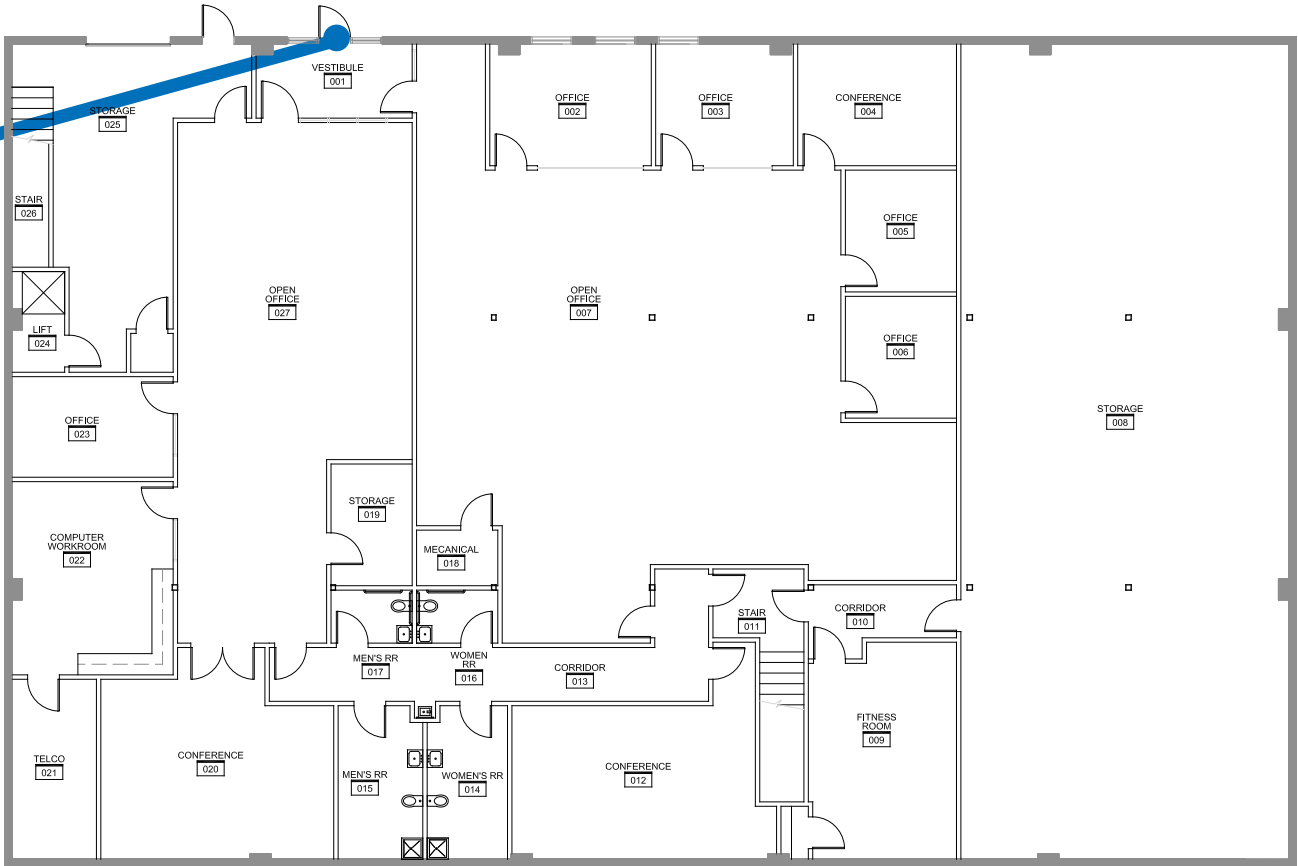
UP TO 20,000 SF OFFICE FLEX SPACE
6000 METCALF AVENUE
OVERLAND PARK, KANSAS | SALE PRICE: \$1.549 MILLION / LEASE RATE: \$22/ PSF

UP TO 20,000 SF OFFICE FLEX SPAC E
6000 METCALF AVENUE
OVERLAND PARK, KANSAS | SALE PRICE: \$1.549 MILLION / LEASE RATE: \$22/ PSF

LOWER LEVEL
10,000 SF



Can be easily converted
back to a garage door.



UP TO 20,000 SF OFFICE FLEX SPACE
6000 METCALFAVENUE
OVERLANDPARK, KANSAS | SALE PRICE: \$1.549 MILLION/LEASE RATE: \$22/PSF



RANGE
REALTY PARTNERS

FOR MORE INFORMATION,
CONTACT:

MILES MCCUNE

FOUNDER, PRESIDENT

Direct: 816.831.1402

miles.mccune@range-rp.com

TRAVIS HELGESON

CO-FOUNDER, VICE PRESIDENT

Direct: 816.831.1403

travis.helgeson@range-rp.com

6000

METCALF AVENUE

