

6000

METCALF

AVENUE



RANGE
REALTY PARTNERS



6000
World Fuel
Services®

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.



**20,000 SF
BUILDING**

METCALF AVE

MARTWAY STREET

PANERA

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 Min

South Overland Min

Lee's Summit 14 Min

Surrounding Retail Amenities

- | | |
|-----------------|--------------------|
| 1. Target | 9. Chipotle |
| 2. Starbucks | 10. D'Bronx |
| 3. Chick-fil-A | 11. CVS |
| 4. Topper's | 12. Slim Chicken's |
| 5. Culver's | 13. Planet Fitness |
| 6. Panera | 14. McDonald's |
| 7. USPS | 15. Hy-Vee |
| 8. Jose Peppers | 16. Sonic |



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Sales Price

\$2.1 MILLION

Lease Rate

\$22/PSF

Building Size

20,000 SF

Lot Size

1.02 ACRES

Parking

60 SPACES



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PROPERTY SUMMARY

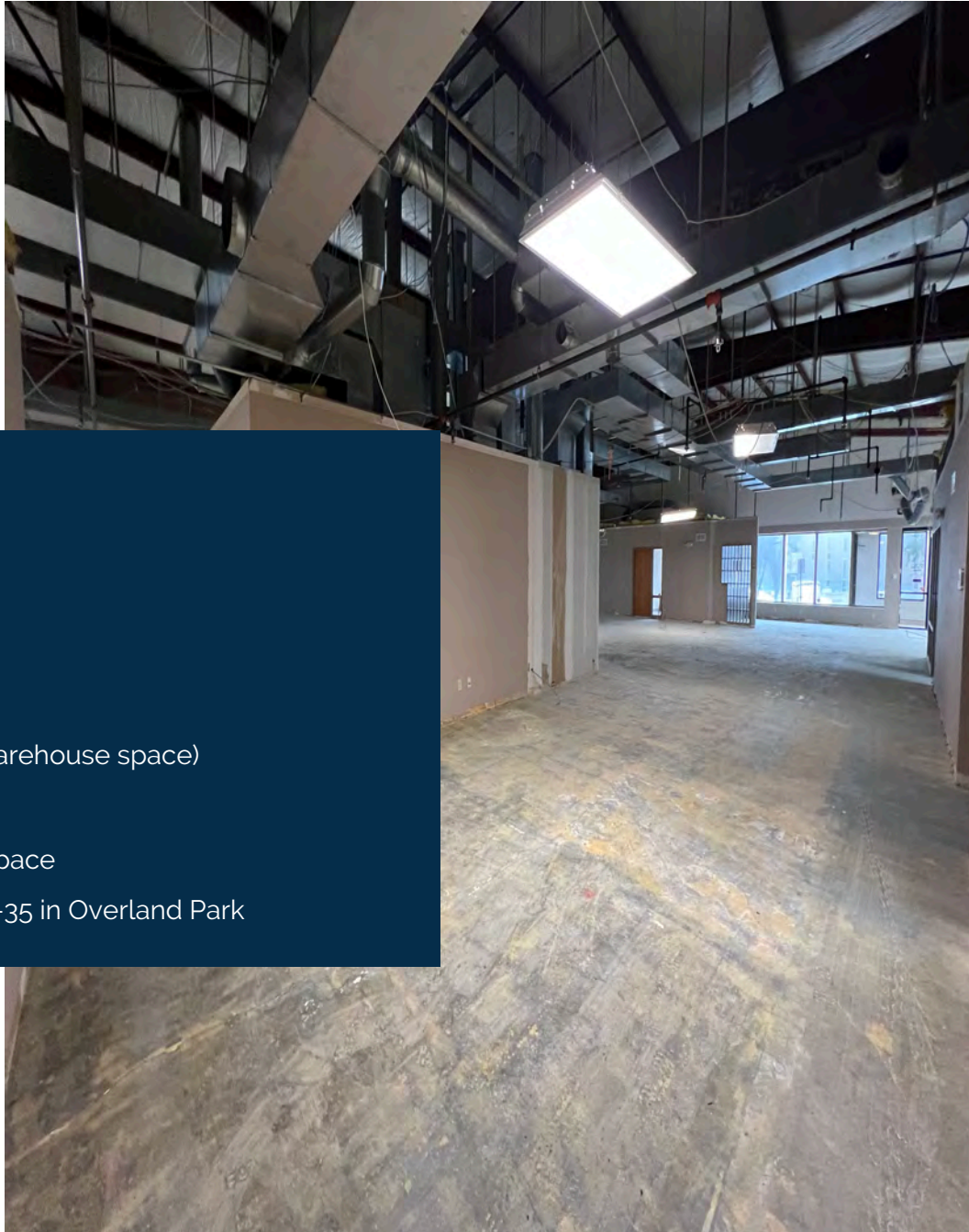
HIGHLIGHTS

- 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

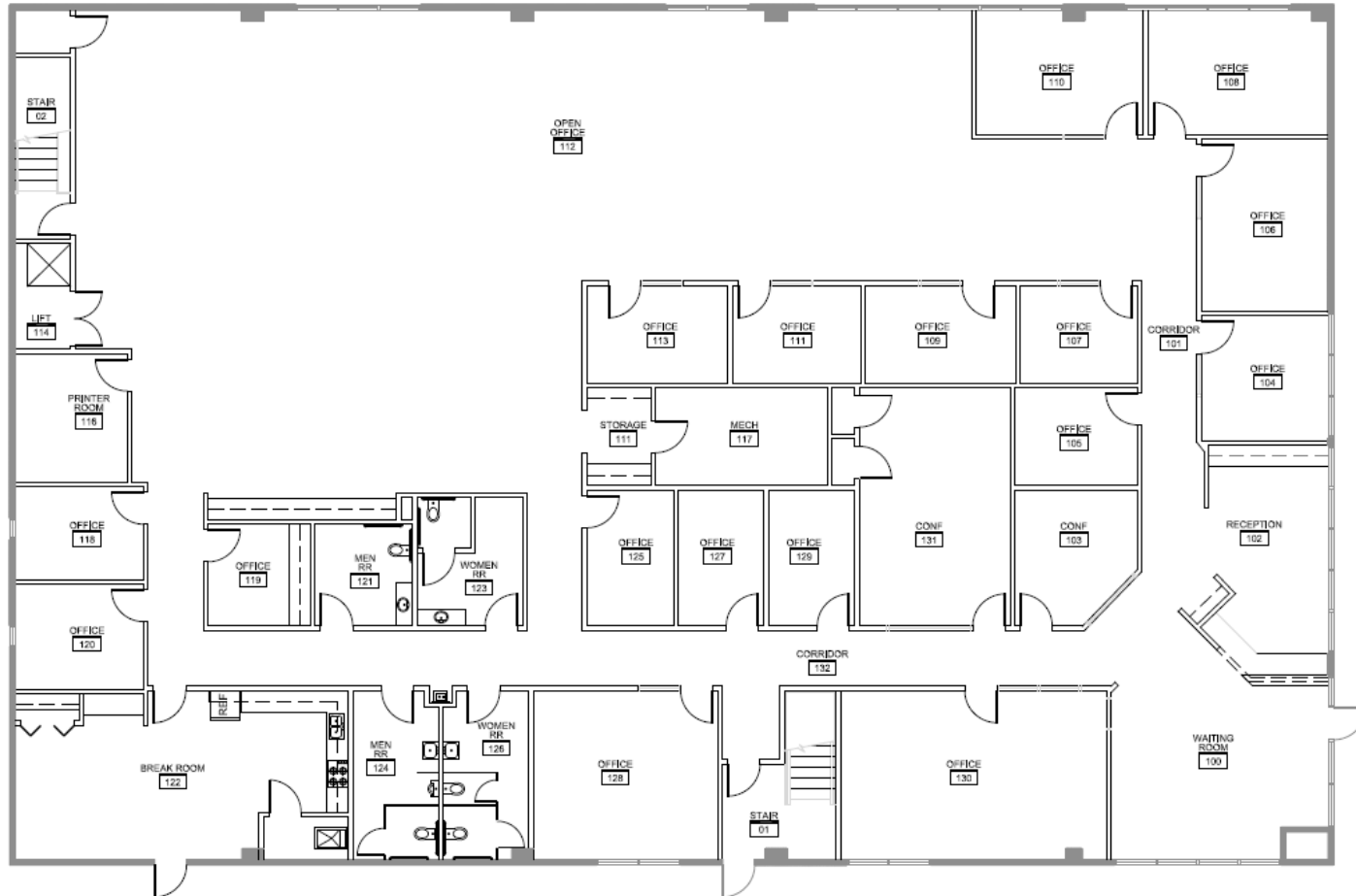
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OVERLAND PARK, KANSAS | SALE PRICE: \$2.1 MILLION / LEASE RATE: \$22/PSF



FLOOR PLANS

1ST FLOOR 10,000 SF



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1ST FLOOR

RECENT DEMO PICTURES



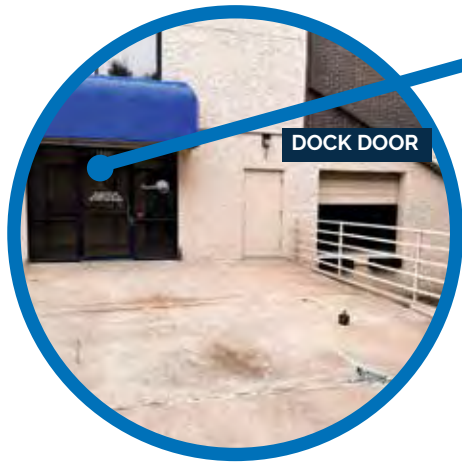
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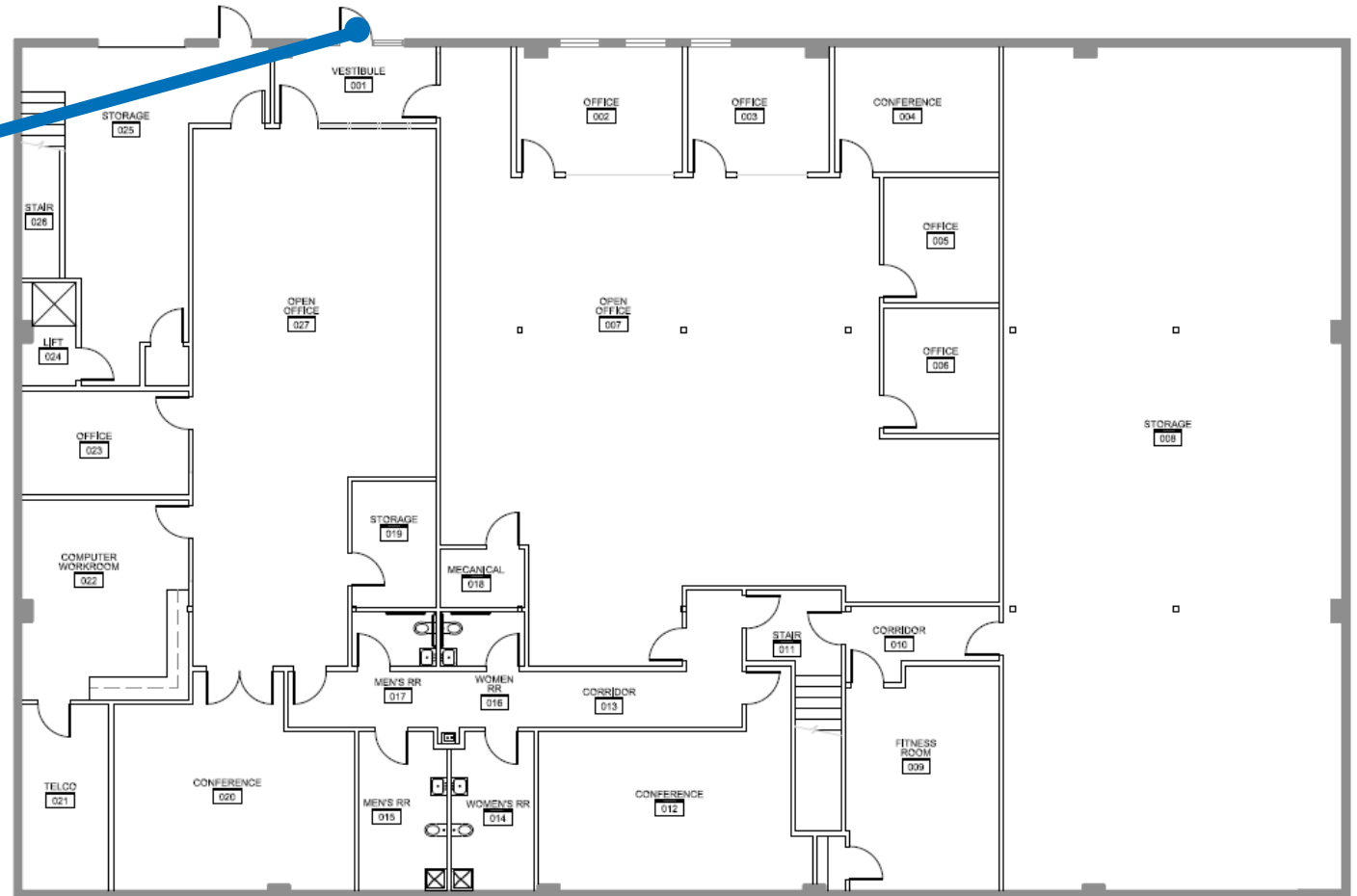
LOWER LEVEL

10,000 SF



DOCK DOOR

Can be easily converted
back to a garage door.



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FOR MORE INFORMATION,
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