

1,281 - 7,685 SF OFFICE SPACE FOR LEASE

# 7501 COLLEGE BOULEVARD

OVERLAND PARK, KANSAS / \$23 PSF FULL SERVICE



UNBEATABLE COLLEGE  
BLVD LOCATION



MOVE-IN READY  
SUITES AVAILABLE



PARKING RATIO  
4.9/1,000

## PROPERTY HIGHLIGHTS:

- 2-story, 42,535 rsf office building
- Rate: \$23/sf full-service
- Building signage available
- Various 1st floor availabilities ranging from +/- 7,600 rsf
- Move-in ready suites with abundant natural light throughout
- Recent upgrades include: parking lot, lobby enhancements and common area improvements
- Excellent visibility off College Boulevard

## FOR MORE INFORMATION, CONTACT:

**Travis Helgeson**

CO-FOUNDER / VICE PRESIDENT

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**RANGE**  
REALTY PARTNERS

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7501 College stands as a two-story office building spanning 42,535 square feet, situated prominently along College Boulevard. Offering tenants, a top-tier location for visibility and accessibility, this space includes exterior signage possibilities and a central link to Interstate 435, Interstate 35, and Highway 69. Beyond these advantages, the property is complemented by its proximity to the South Johnson County submarket's premier shops, restaurants, retail districts, and businesses.

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**BEST-IN-CLASS  
SHOPPING**



**ABUNDANT  
DINING CHOICES**



**A FEW BLOCKS FROM OP  
CONVENTION CENTER**



**TOP-RATED  
NEIGHBORHOODS**

The College Boulevard corridor emerges as the rapidly expanding hub for living, working, and leisure in South Johnson County. This vibrant area features numerous shopping districts showcasing the latest stores and renowned brands, offering a diverse range of goods and services. With over 70 restaurants, the dining options span from fast food and casual eateries to upscale and boutique selections. Beyond the exciting shopping and dining scene, the immediate area is home to various hotels, golf courses, salons, and services, providing a comprehensive array of amenities.

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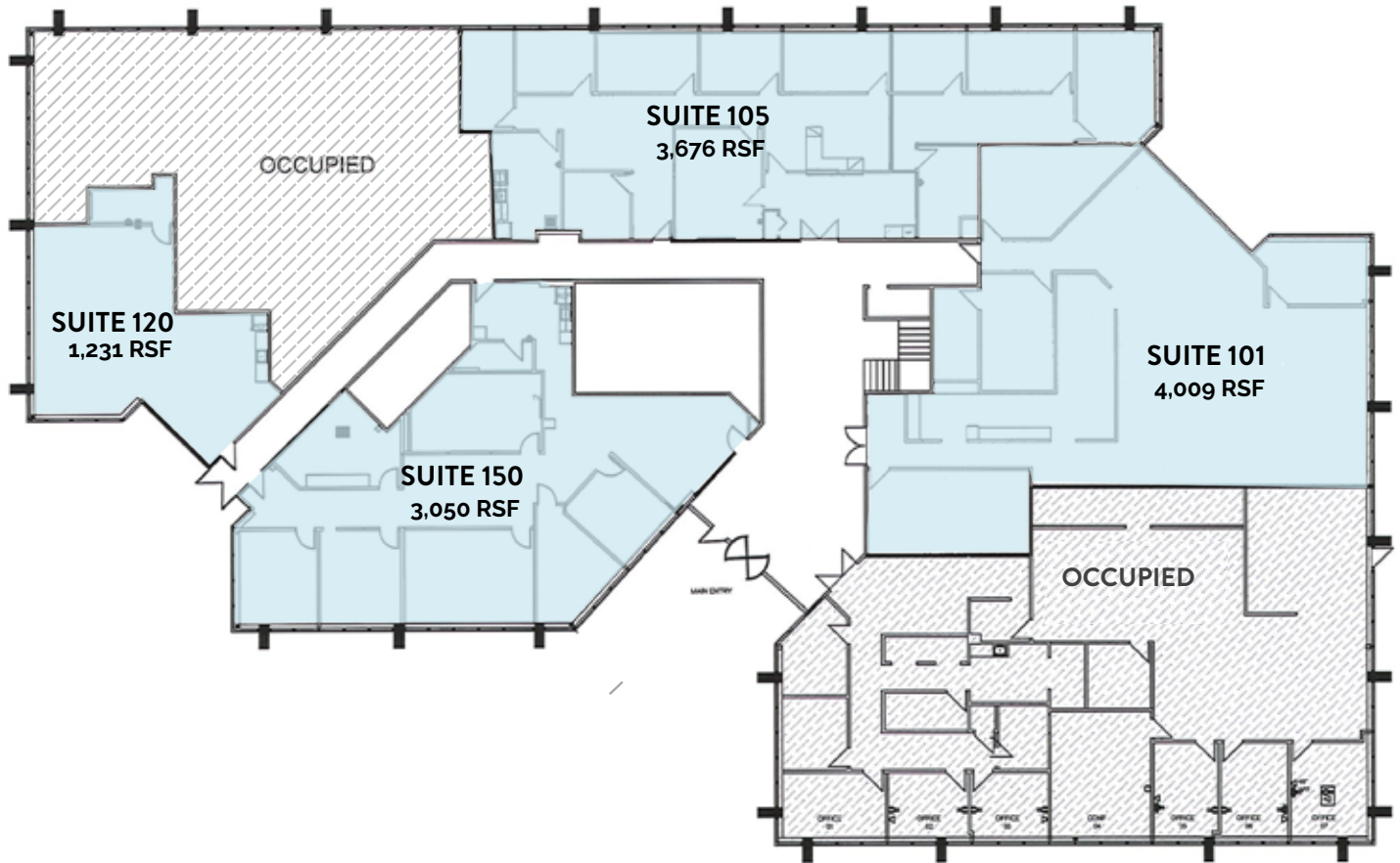
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**FIRST FLOOR: +/- 7,600 RSF**



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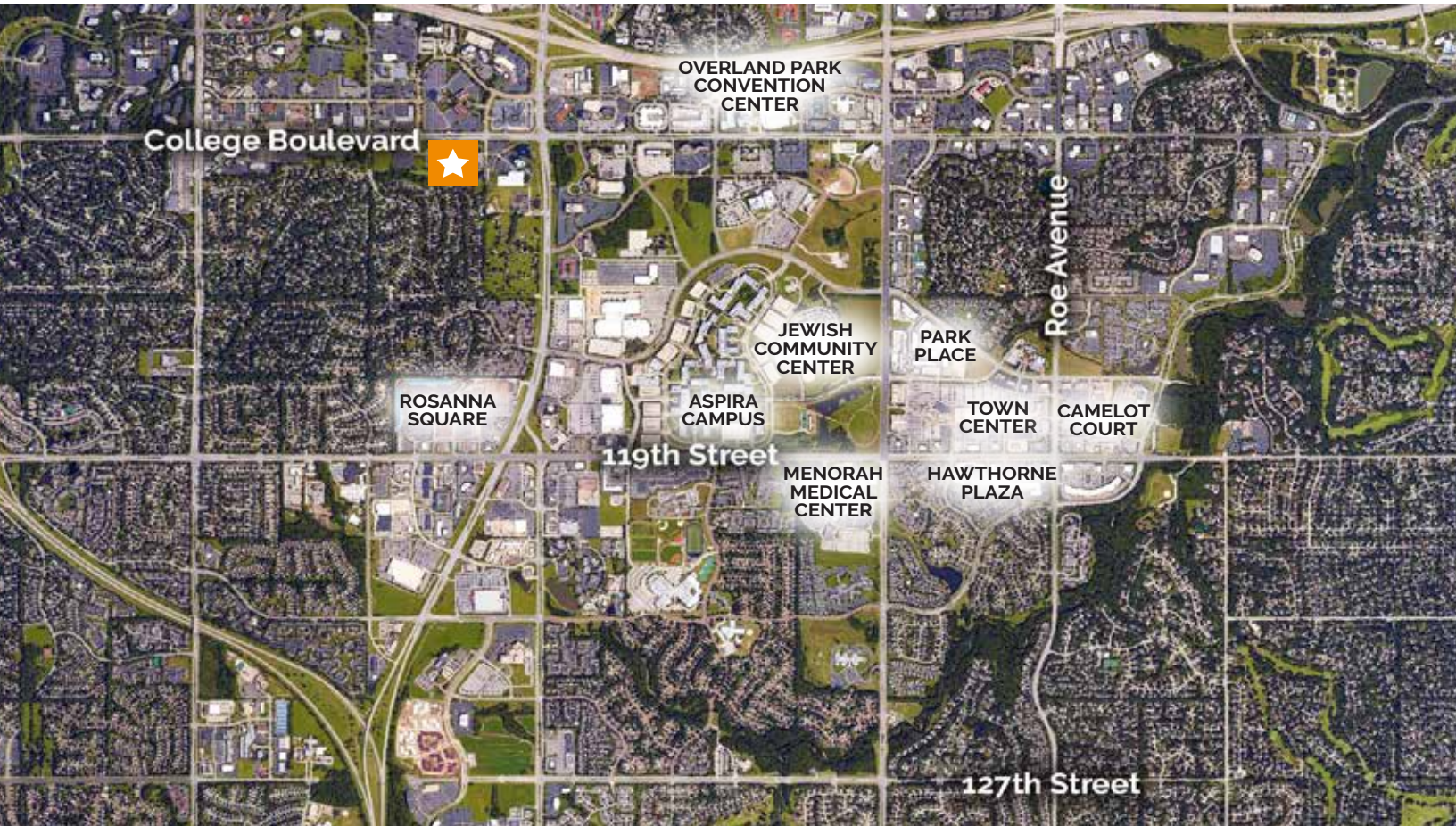


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## DRIVE TIMES:

- 119th Street Corridor Shopping, 5 minutes
- Interstate Access: I-435, 5 minutes; I-35, 10 minutes; Highway-69, 10 minutes
- Country Club Plaza, 15-20 minutes
- Downtown KC, 20-25 minutes
- KCI Airport, 35-40 minutes

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