

*Allied National Building
4551 West 107th Street
Overland Park, Kansas*





LOCATION, LOCATION, LOCATION: The corner of I-435 and Roe Boulevard in Overland Park, Kansas is the perfect identifiable site for your business.

4551 W. 107TH STREET is accessible to all points of the metro area and adjacent to the Roe Boulevard I-435 exit. It is the first exit West of the Missouri State Line, exit on I-435.

THE BUILDING WAS BUILT IN 1984 AND COMPLETELY REMODELED IN 2008 WITH DESIGN BY HELIX ARCHITECTS + DESIGN. ADDITIONAL REFURBISHMENTS WILL BE COMPLETED IN 2018. The building includes 84,397 rentable square feet on three floors. Inside, you will find a three-story atrium lobby with two glass passenger elevators and lobby stairs for convenient, easy access to the premises.

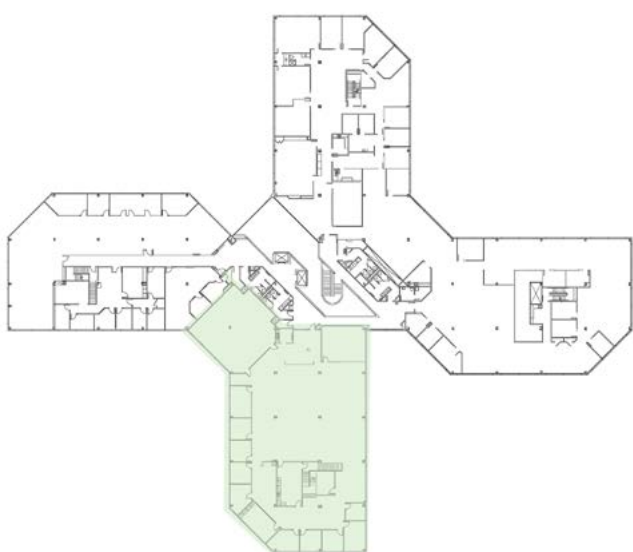


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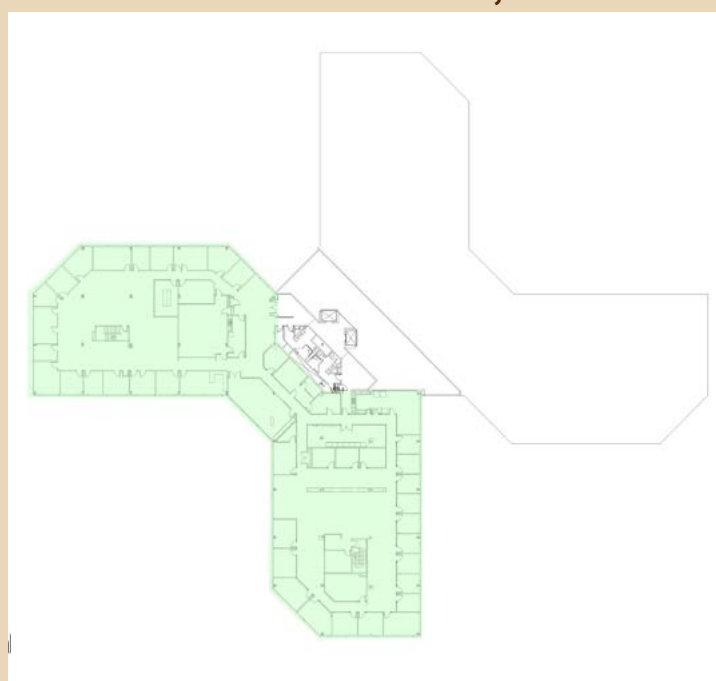
- Completely refurbished in 2008. Improvements include a new entrance, all new stone open lobby, restrooms, and common areas.
- Three-story building with full-height atrium.
- Two floating glass elevators.
- New asphalt parking area in 2016.
- Covered parking available/total parking ratio: 4/1,000, including surface and covered parking.
- Walking distance to restaurants, retail, hotel, postal and other services nearby.
- Overland Park Convention Center and hotel located within two miles.
- Building common indoor/outdoor break area. Large vending area with tables inside and outdoor patio seating area.
- Allied National is the on-site building owner.



Suite 250 - 11,434 RSF



Suite 300- 21,403 RSF





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For Leasing Information:

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