

**7227 METCALF AVENUE**  
OVERLAND PARK, KANSAS 66204



**FOR LEASE OR SALE**

**ONE SUITE REMAINING**



FOR MORE INFORMATION, PLEASE CONTACT:

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**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
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816.842.2690  
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## FEATURES

- Renovated in 2009
- 20,759 SF, three-story office building on 1.18 acres
- Covered parking available
- Signage available on corner
- Traffic counts at 72<sup>nd</sup> and Metcalf over 35,000 cars per day

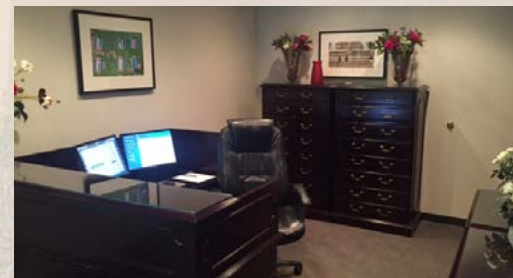


## FOR LEASE

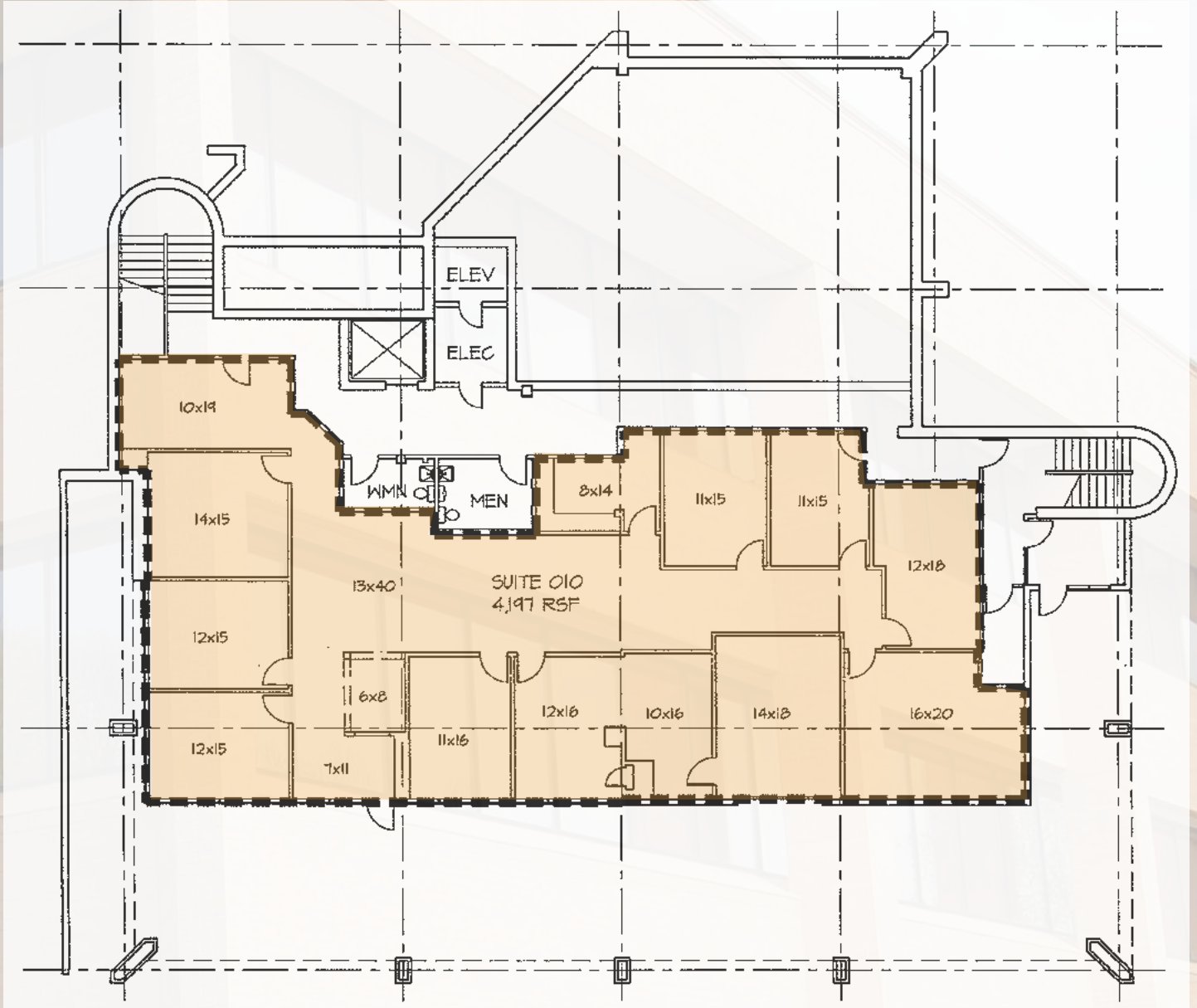
- One Suite Remaining - 4,197± RSF
- Lease Price - \$18.00 PSF, Full Service
- Furniture Negotiable

## FOR SALE

- Sale Price - \$2,100,000 (PSF)
- Ideal for owner-occupant or investor opportunity

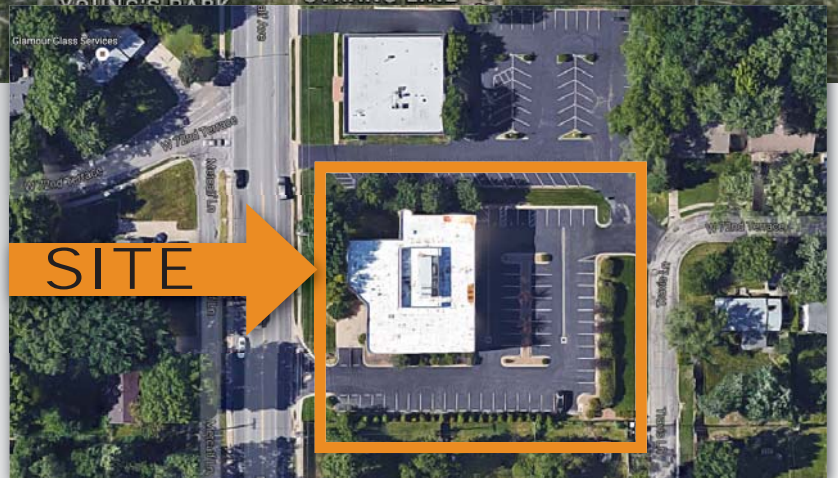
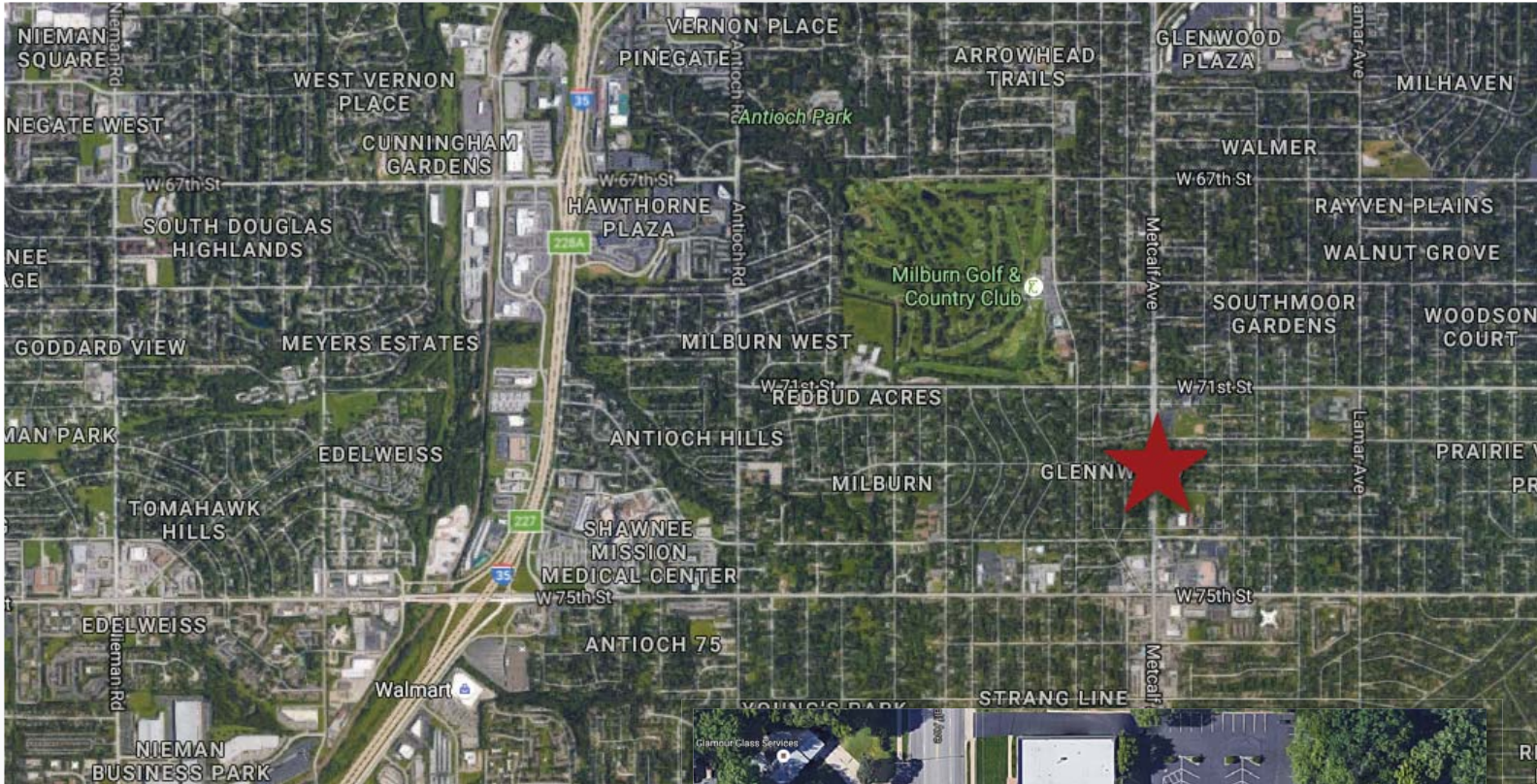


## Lower Level



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PROFESSIONAL.  
EXPERIENCED.  
TRUSTED.

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