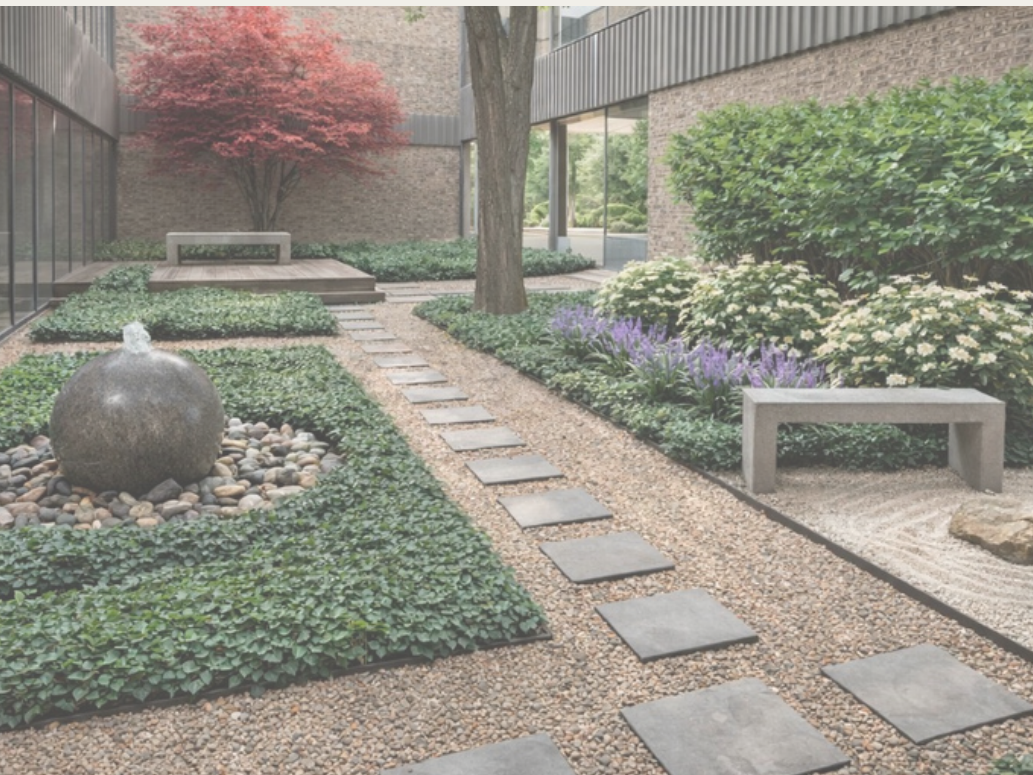


*Office
Building
For Lease*

6330 Lamar

*Located in
Overland Park,
Kansas*



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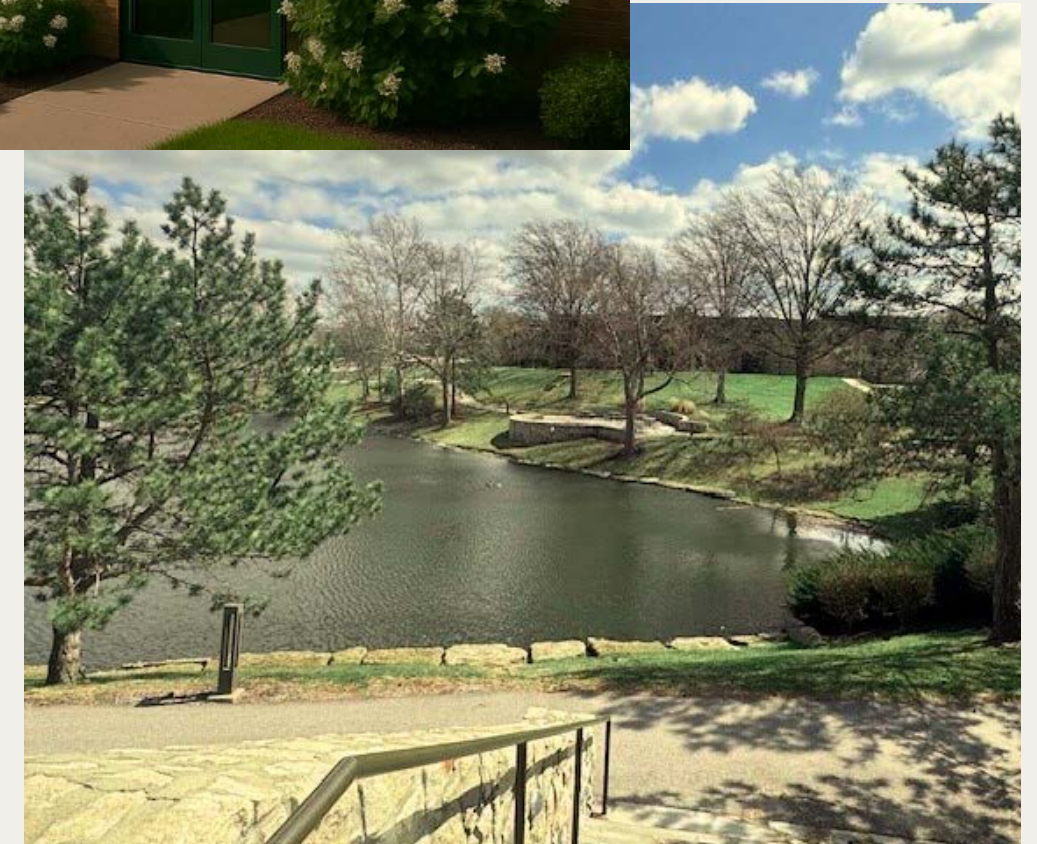
Property Description:

Serene. Flexible. Branded for You.

6330 Lamar is a 50,000 SF Class B+ office building on a 2.53-acre campus in Overland Park, KS, with mature trees, lake views, and a walking trail. The property offers newly renovated suites from 1,500–9,000 SF, with flexible options up to 18,000 SF.

What sets it apart: dedicated exterior entrances with private signage, outdoor patios, and unique amenities including a coffee shop, lakefront views, café on site, Wi-Fi lounges, EV charging, and a meditation garden.

Located just off I-35 and Metcalf Ave, 6330 Lamar provides a peaceful, accessible setting for growing businesses in Johnson County. Contact us below to learn more about leasing opportunities!



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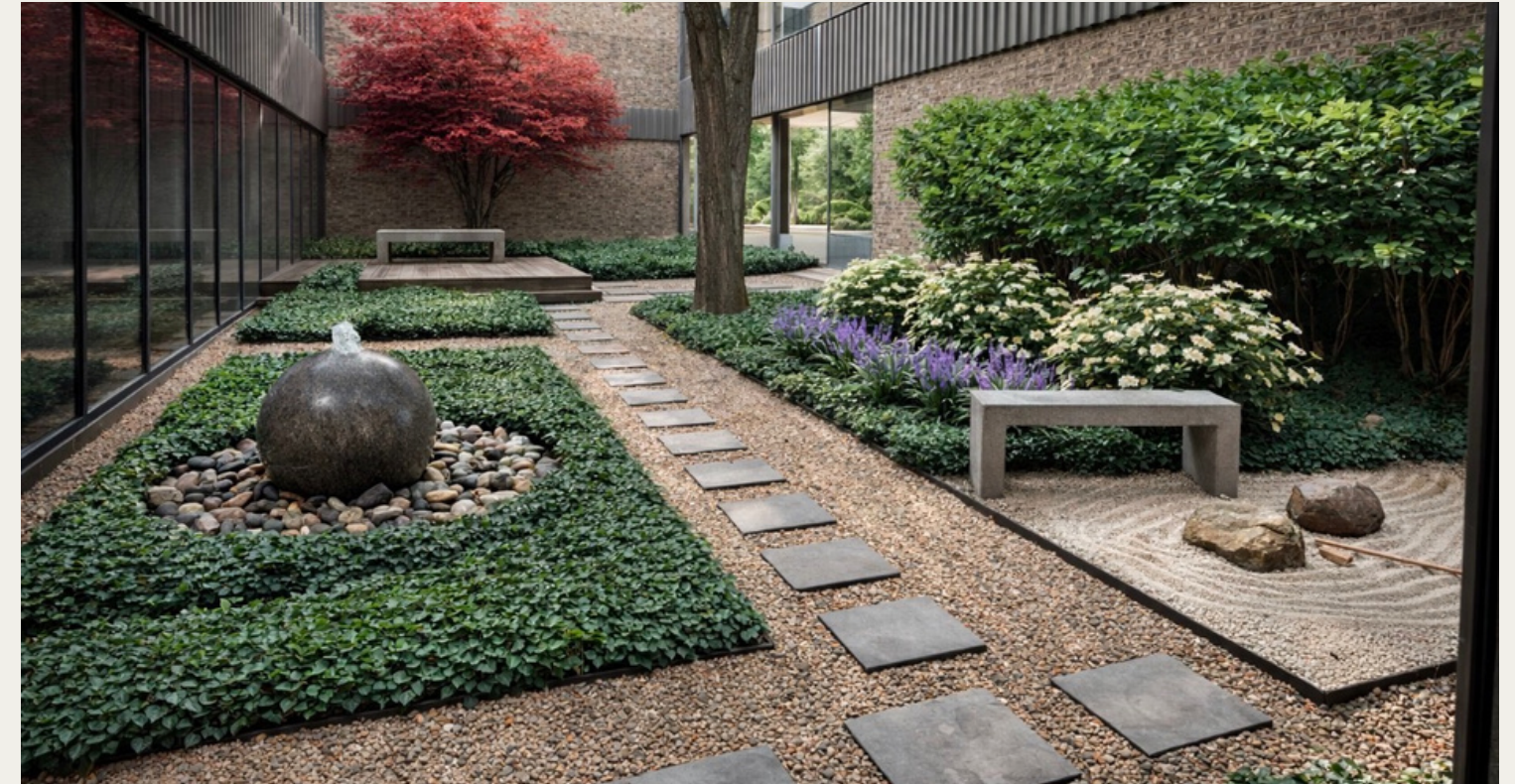
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Property Highlights:

Offering Summary

Lease Rate:	\$20.00 - 22.00 SF/yr (Full Service)
Available SF:	1,500 - 9,000+ SF
Lot Size:	110,055 SF
Building Size:	50,859 SF



- 1,500–9,000 SF modern office suites, expandable up to 18,000 SF
- Private exterior entrances with prominent signage, patio access, and tenant branding
- Scenic campus with lake views, mature trees, and a walking trail visible from every window
- Outdoor collaboration areas, meditation garden, and wellness-focused amenities
- Upgraded Class B+ building with secure access, elevator, and Wi-Fi lounges
- 65+ surface parking spaces for tenants and visitors
- Prime Johnson County location near Metcalf Ave (38,000 VPD) with easy access to I-35, I-435, and the KC metro
- 100% woman-owned, locally managed property, part of WIRED (Women in Real Estate Development)



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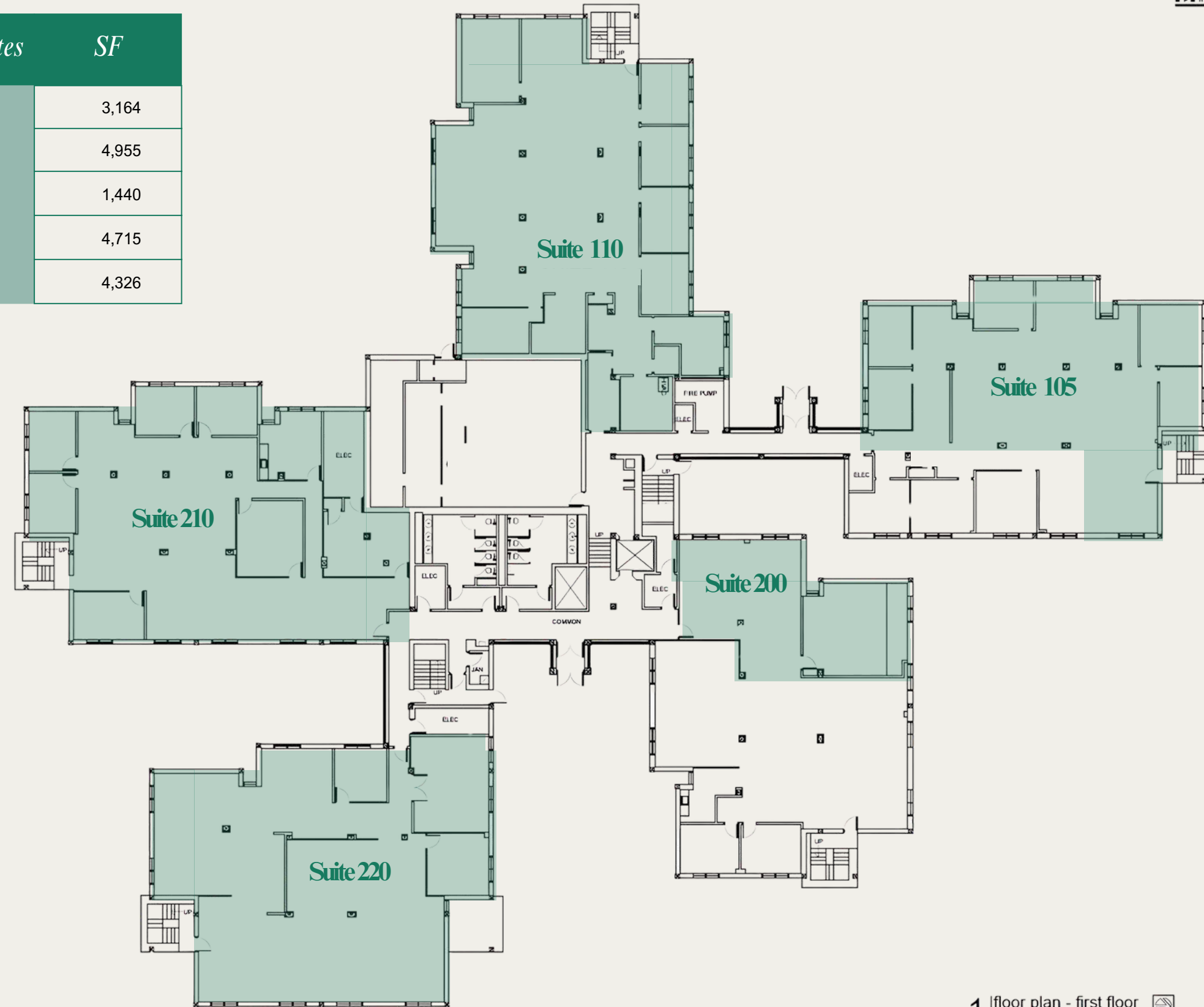
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1st Floor Spaces

Available Suites	SF
Suite 105	3,164
Suite 110	4,955
Suite 200	1,440
Suite 210	4,715
Suite 220	4,326



1 floor plan - first floor
scale: 3/32" = 1'-0"



north

sheet number
A2.1
drawing type
as-builts
project number
25105

an office as-built for
PODS Project
6330 Lamar
Overland Park, Kansas

date
09.19.2025
drawn by
DAE
checked by
DAE
revisions



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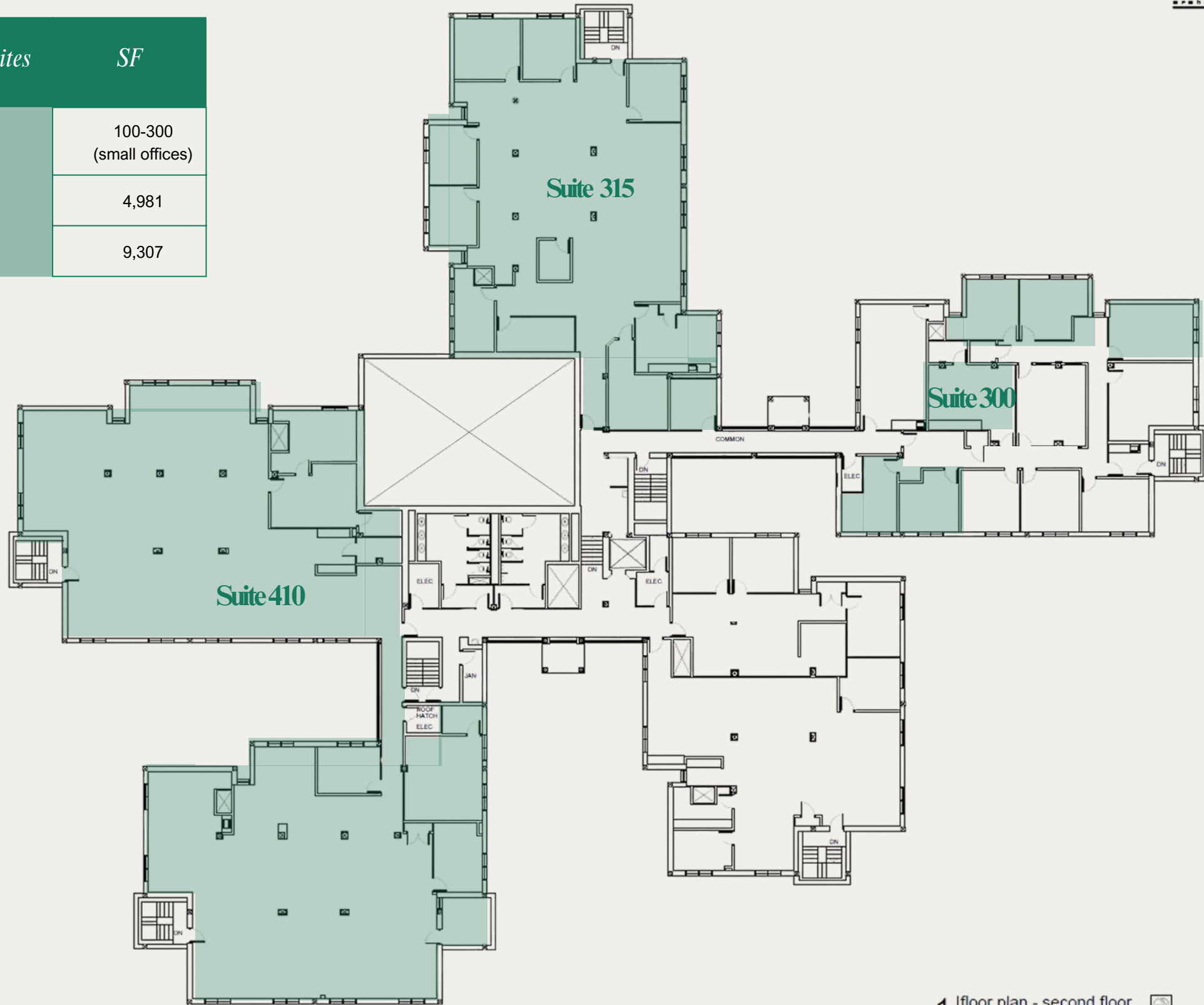
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2nd Floor Spaces

Available Suites	SF
Suite 300	100-300 (small offices)
Suite 315	4,981
Suite 410	9,307



1 floor plan - second floor
scale: 3/32" = 1'-0"



davidson
architects & engineers

4001 Indian Creek Parkway
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Building Photos



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Virtually Staged



by Contract Furnishings



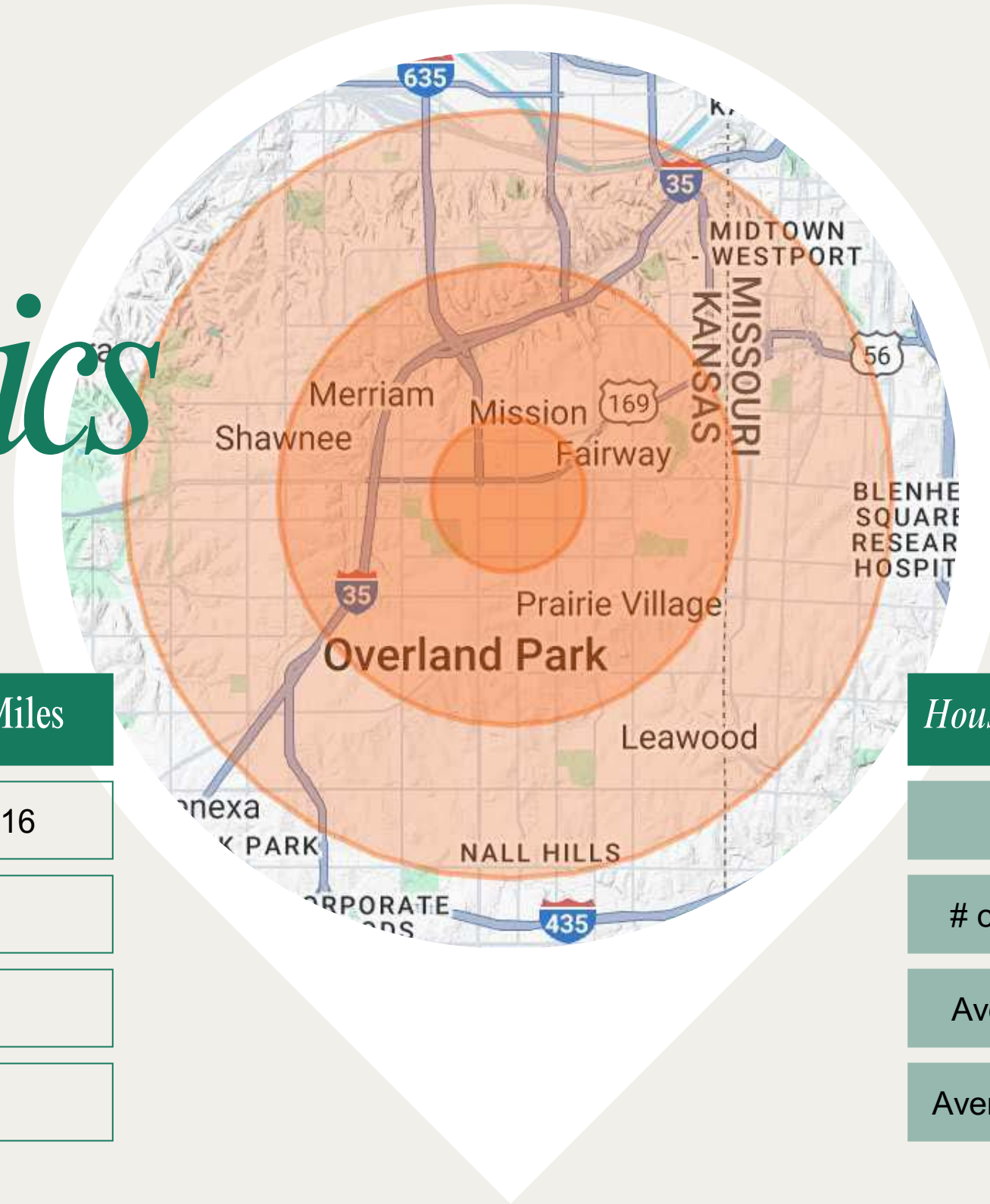
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Location & Demographics



Population	1 Mile	3 Miles	5 Miles
Total	9,860	91,285	279,516
Average Age	43	41	40
Average Age (Male)	41	39	39
Average Age (Female)	45	42	41

Merriam, KS	5 minutes
Prairie Village, KS	10 minutes
Overland Park, KS	10 minutes
Kansas City, MO	12 minutes

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,678	41,441	125,872
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$110,128	\$114,573	\$113,188
Average House Value	\$381,829	\$402,810	\$377,153

Demographics data derived from AlphaMap



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