

LEAWOOD CORPORATE MANOR I & II OFFICE SPACE AVAILABILITY SW CORNER COLLEGE & ROE

FOR LEASE -- \$23.50 rsf, full service
24/7 access, \$2,823.92 per month
Remodeling Negotiable

4701 College Blvd
Suite 202 – 1,442 rsf

Establish your office in one of these two fine, superb office buildings with courtyards, interior atriums with lots of greenery, interior skylights and very efficient layouts. Heated & cooled 24 hours a day by separate roof top units. Adequate parking available. Fiber Optics by local carriers plus antenna rooftop access is available. Join our quality, professional tenants who have leased space for years with us in the buildings. 5.5 cars per 1,000 sf leased parking ratio. Professionally managed by Colliers International and Leased by Max Wuellner, LLC

Join some of our Impressive Tenants:

. Southern Bank
.Baca State Farm Agency
.Farmers Insurance Agency
.Hallauer Law Firm
.Marsh Law Firm
.Winans CPA Group
.Stuart Law Firm
.The Task Force
.Marsh Law Firm, LLC
.Metro Messaging Services Inc.
.B&B Theaters
.Windsor Financial
.DLTS Commercial Drivers Training

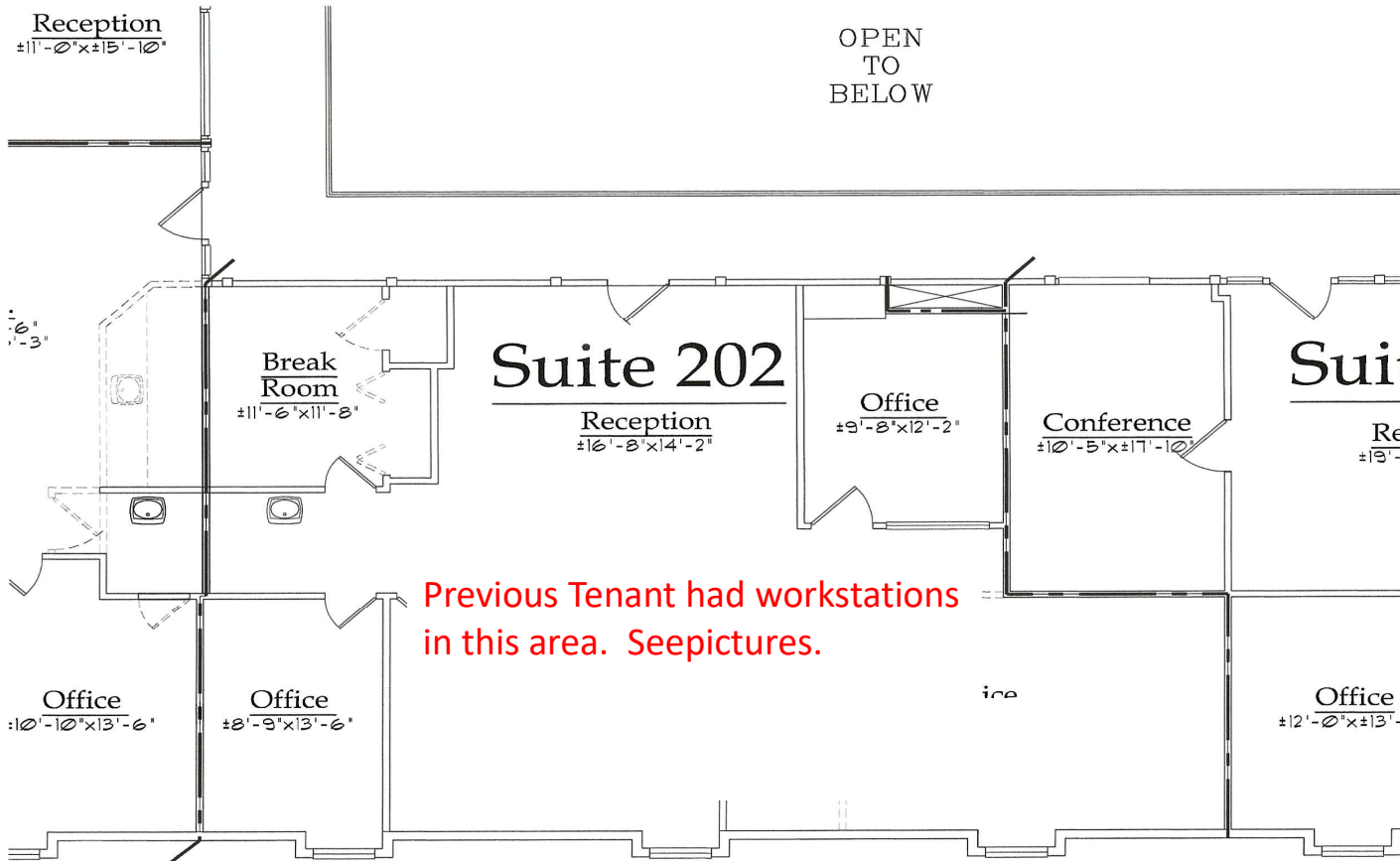
Contact Max Wuellner, LLC
Commercial Real Estate
Services

13309 W 172nd St
Overland Park, KS 66221
913-226-5240
maxwuellner@gmail.com



4701 College Boulevard Building

Suite 202



1,442 sqft. - Rentable

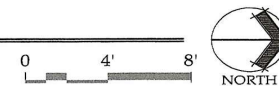
NEW CONSTR. TO MATCH EXIST'G

EXISTING CONSTR. TO REMAIN

EXISTING CONSTR. TO BE REMOVED

Lease Space Plan

1/8" = 1'-0"



NSPJ

NEARING STAATS PRELOGAR & JONES AIA CHARTERED ARCHITECTS

3515 W. 75TH ST., STE. 201
PRAIRIE VILLAGE, KANSAS 66208
www.nspjarch.com
PHONE 913.831.1515 FAX 913.831.1563

Date:
March 29, 2021
Job No.
305099-1
Sheet No.

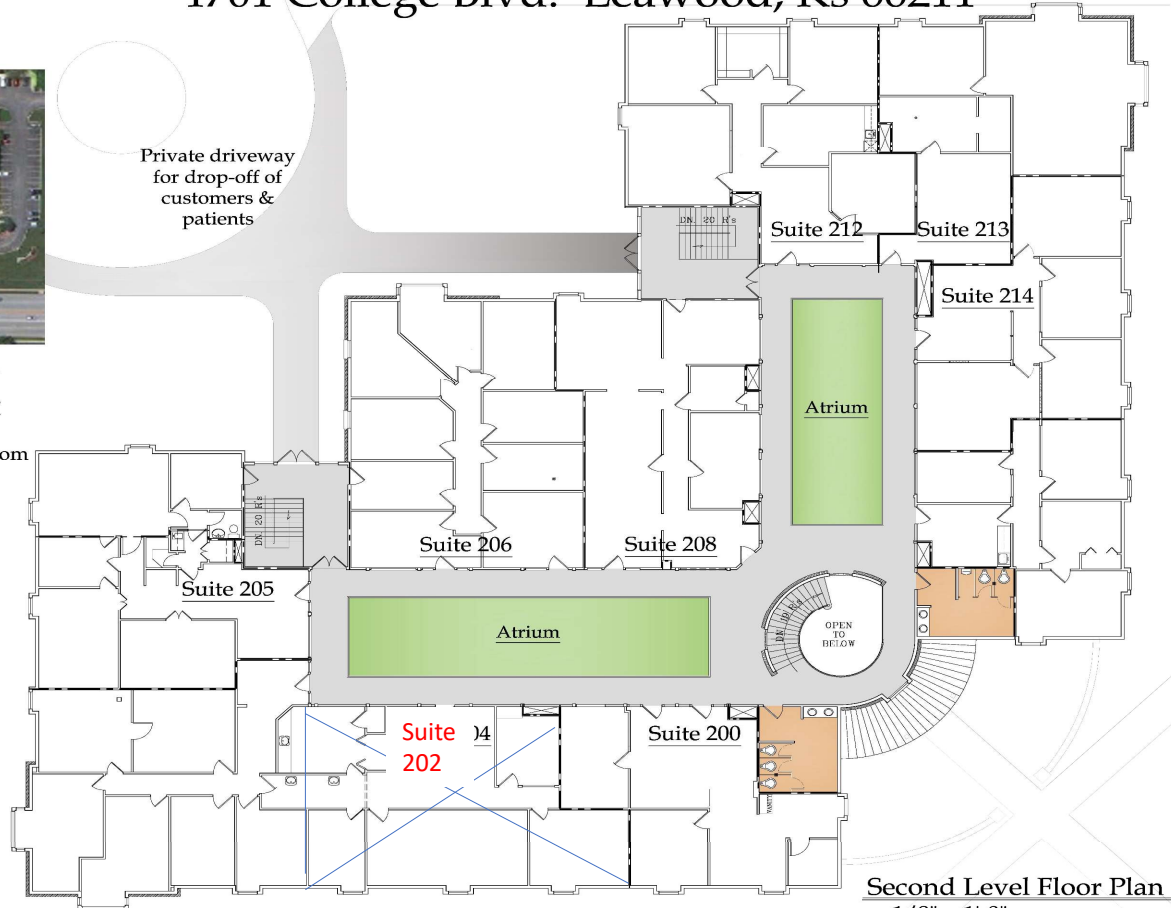
1 of One

Leawood Corporate Manor - Building #1 4701 College Blvd. Leawood, Ks 66211



Private driveway
for drop-off of
customers &
patients

For Lease Information
please contact:
Max Wuellner LLC
913-226-5240
maxwuellner@gmail.com



Color Key

- Open Atrium with Greenery
- Restrooms
- Walkways & accessible entry at ground level

Previous Farmers
Insurance Agency

Second Level Floor Plan
1/8" = 1'-0"



