N/Heartland



Available For Lease Leawood Office Suites



8900 State Line Road Leawood, Kansas

Property Features

- Attractive suburban office location
- Conveniently located on State Line Road
- Easy access to I-435
- Walking distance to banks, shopping and restaurants
- Abundant surface and covered parking
- Fiber and cable options available
- 24-hour secured access to building
- Recently remodeled common areas and restrooms
- Enhanced Covid-19 protections (see page 3)

AVAILABLE SUITES

Suite 100: 11,721 RSF	Suite 220: 2,160 RSF
Suite 320: 2,907 RSF	Suite 330: 1,772 RSF
Suite 333: 938 RSF	Suite 349: 1,295 RSF
Suite 404: 325 RSF	Suite 413: 795 RSF
Suite 430/455: 5,404 RSF	

For more information:

Jim Thompson

+1 913 956 5817 jimt@nai-heartland.com

Mark Talley, CCIM

+1 913 956 5810 mtalley@nai-heartland.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. 4400 College Boulevard Suite 170 Overland Park, Kansas 66211 +1 913 362 1000 nai-heartland.com





Property Lease Advantages

- Full Service Lease Includes:
 - Base year operating expenses
 - Negotiable Tenant Improvement Package
 - Janitorial 5 nights per week
 - HVAC and electric service for general office use
 - General building maintenance
 - Surface and covered parking



Available For Lease Leawood Office Suites



4400 College Boulevard Suite 170 Overland Park, Kansas 66211 +1 913 362 1000 nai-heartland.com

For more information:

Jim Thompson +1 913 956 5817 • jimt@nai-heartland.com Mark Talley, CCIM +1 913 956 5810 • mtalley@nai-heartland.com





Available For Lease Leawood Office Suites







Covid-19 Protocols

- Three separate entrances to building
- Elevators located at north and south entrances for ease of access
- Multiple stairwells conducive to social distancing
- Enhanced MERV (11) air filters in HVAC System
- Daily cleaning and disinfection of public areas and tenant suites
- Further common area upgrades planned for 2021
- Masks required within all public areas of building
- Hand sanitizing stations available at each entrance



4400 College Boulevard Suite 170 Overland Park, Kansas 66211 +1 913 362 1000 nai-heartland.com



For more information:

Jim Thompson +1 913 956 5817 • jimt@nai-heartland.com Mark Talley, CCIM +1 913 956 5810 • mtalley@nai-heartland.com