

Valley View Corporate Center

Phoenix Real Estate Investment · (816) 858-2710 · leasing@phoenixcompanies.net

Licensed in Missouri - Owner / Broker
Phoenix Real Estate Investment, L.L.C.



8665 W. 96th St.
Overland Park, KS

County: Johnson
Property Type: Office
 Office Building
Total Space Available: 7,665 SF
Divisible To: 600 SF
Maximum Contiguous: 4,620 SF
Building Size: 13,860 SF
Status: Active
LoopNet ID: 14073533

<http://www.phoenixcompanies.net>

Suite/Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Lease Type
300	4,620 SF	4,620 SF	4,620 SF	\$14.50/SF/Year	08/01/09	Office	Full Service Gross
Sublease:		No					
201	1,405 SF	No		\$14.75/SF/Year	Immediate	Office	Full Service Gross
Sublease:		No					
203	1,640 SF	600 SF		\$14.75/SF/Year	Immediate	Office	Full Service Gross
Sublease:		No					
Lease Term: 36-60 months				No. Parking Spaces: 75			

- Tenant Friendly Management
- Reasonable Rates/Flexible Terms
- Signage Available
- Ample Parking
- ADA Compliant
- 24/7 Building Access

Property Description:

Valley View Corporate Center is an office building located in Overland Park Kansas. The building consists of three, 4620 square foot floors that are serviced by an elevator, with each floor being fully ADA compliant. Each floor has its own men's and women's restrooms. Valley View Corporate Center is a full service building, with basic janitorial services being provided three times weekly, including trash removal.

Owner/Broker

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Location Description

The building is located at 96th and Antioch, behind the Valley View Shopping Center. There are numerous retail stores and restaurants in the immediate area for your convenience. Many are well within walking distance of the property.

No. Stories:	3	Available Floors:	2
Parking Ratio:	5.5/1,000 SF		

Contact

Phoenix Real Estate Investment

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Restaurants within walking distance of us:

China Town Cafe
George's St Louis Style Pizza
Java Crossing
Blimpie Subs & Salads
Long John Silver's Sea Food

Restaurants within a mile of us:

The First Watch
Fiorella's Jack Stack Barbecue
Romano's Macaroni Grill
Cinzetti's

Services & beneficial stores within 2 miles:

Minuteman Press Printing Center
Western Blueprint
Micro Center
Office Depot
Office Max
United State Post Office



We are 3 minutes from Corporate Woods.



Call Phoenix Real Estate Investment, L.L.C. to set up an appointment to see this property. You may contact us at the phone number:

(816) 858-2710 or email us at leasing@phoenixcompanies.net.

We believe the information included in this document is reliable, but the owner and broker make no representations or warranties, expressed or implied, as to the accuracy of this information. Third parties must verify all information and bear sole risk for any inaccuracies.

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