

# 7007 & 7015 COLLEGE BLVD OVERLAND PARK, KS



**PARK**  
RENAISSANCE

**AREA**  
REAL ESTATE ADVISORS

## PROPERTY HIGHLIGHTS:

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### 7007 COLLEGE BLVD

SUITES RANGING FROM 1,080 - 7,526 SF

PARKING RATIO: 3.8/1,000

NEW FITNESS CENTER WITH SHOWERS

ON-SITE MANAGEMENT

NEW CONCRETE WORK, LANDSCAPING & PATIOS

CLOSE PROXIMITY TO OP CONVENTION CENTER, EQUITY BANK,  
AND NUMEROUS HOTELS AND RESTAURANTS

### 7015 COLLEGE BLVD

SUITES RANGING FROM 4,151 - 5,058 SF

PARKING RATIO: 3.4/1,000 (1:1,000 COVERED PARKING)

ON-SITE DELI

ON-SITE MANAGEMENT

## MORE INFORMATION:

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### DREW HARDING

**D** 816.777.2859

**E** DHARDING@OPENAREA.COM

### TIM SCHAFFER

**D** 816.876.2535

**E** TSCHAFFER@OPENAREA.COM

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### AREA REAL ESTATE ADVISORS

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

**P** 816.895.4800 **W** OPENAREA.COM

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# FITNESS CENTER:

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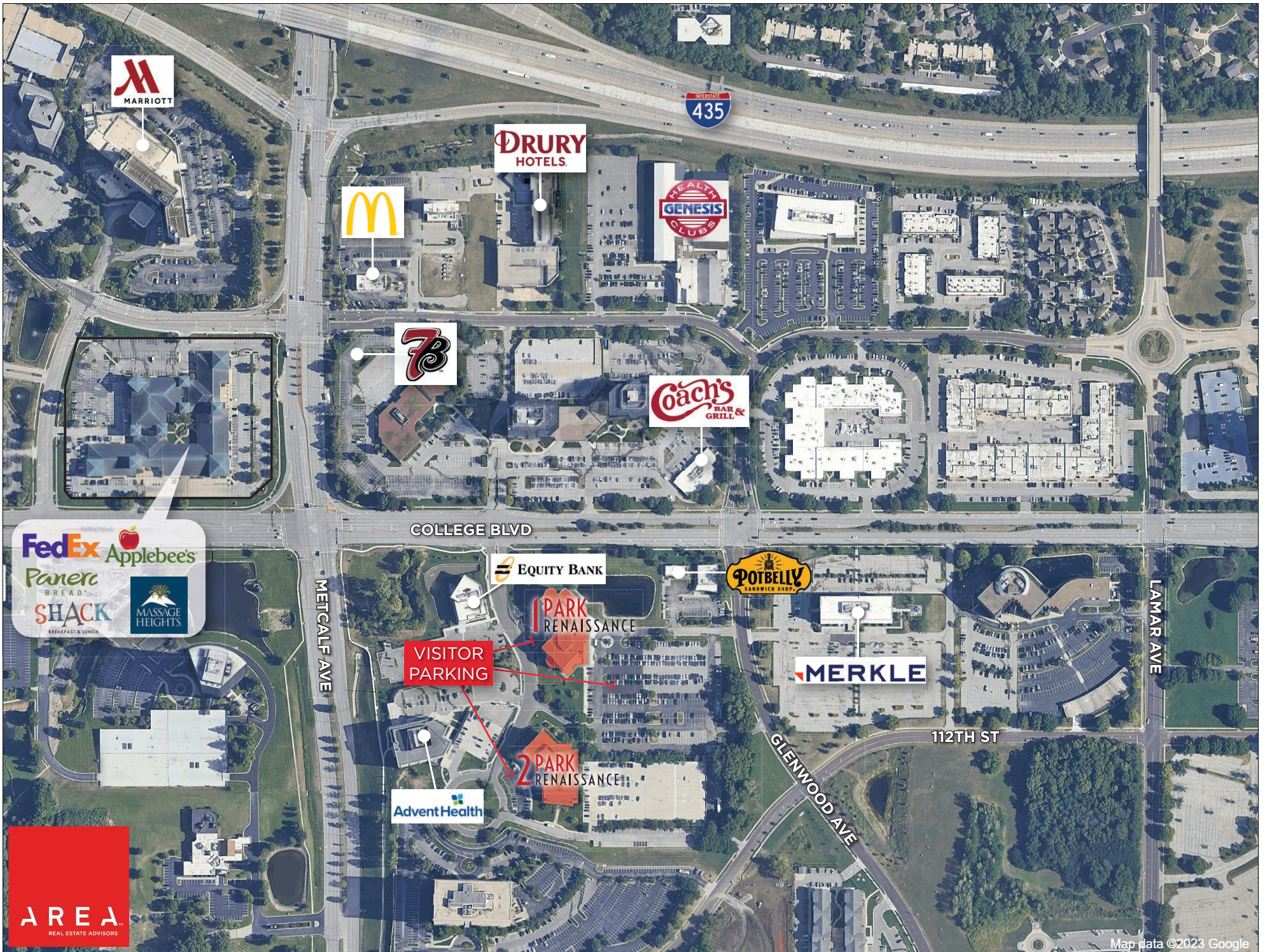
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COLLEGE BLVD



VISITOR PARKING

1 PARK RENAISSANCE

MERKLE



2 PARK RENAISSANCE

112TH ST

LAMAR AVE

GLENWOOD AVE

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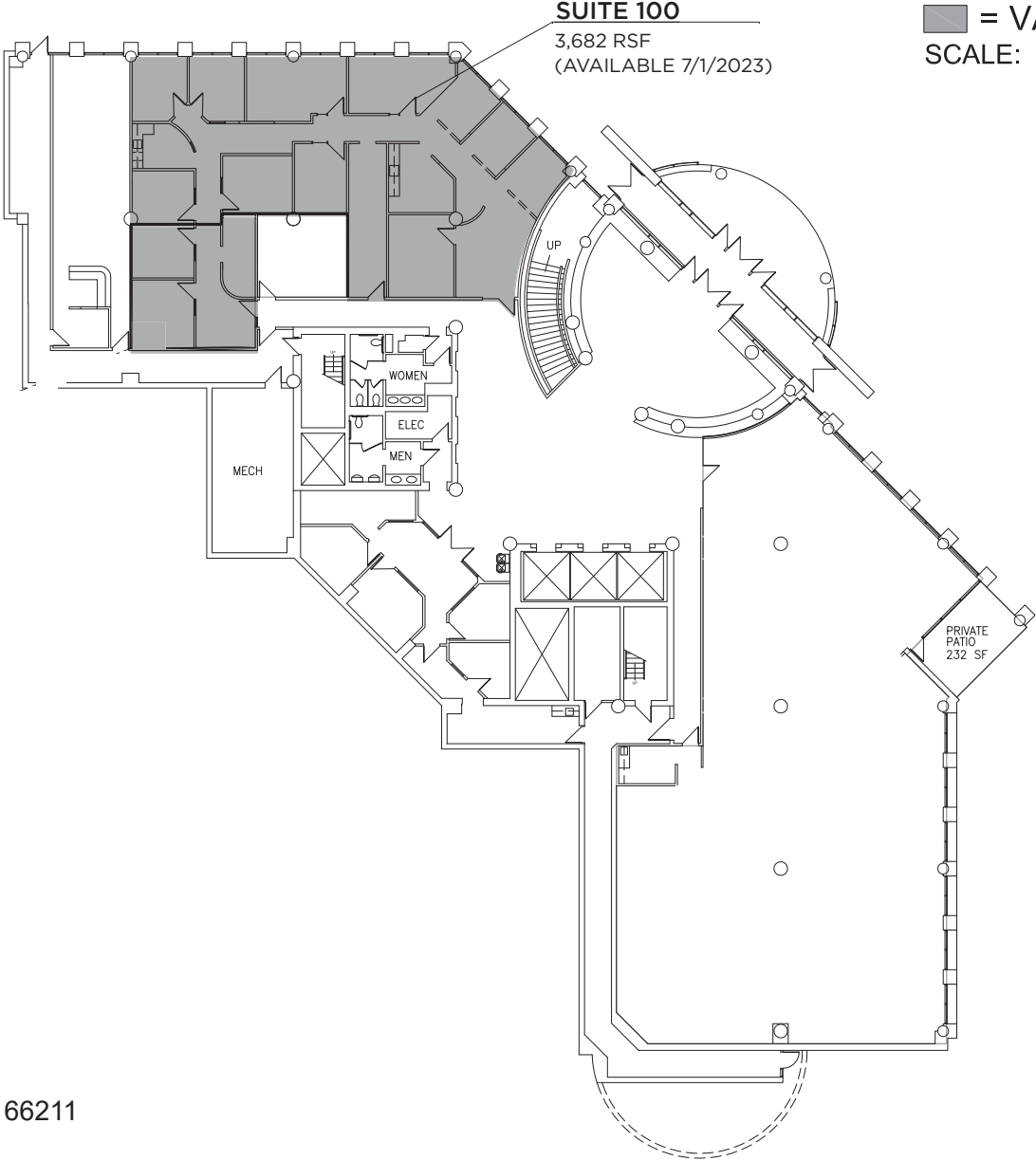
Map data ©2023 Google



# 1ST FLOOR PLAN:



■ = VACANT  
SCALE: 1/32" = 1'-0"



**PARK**  
RENAISSANCE

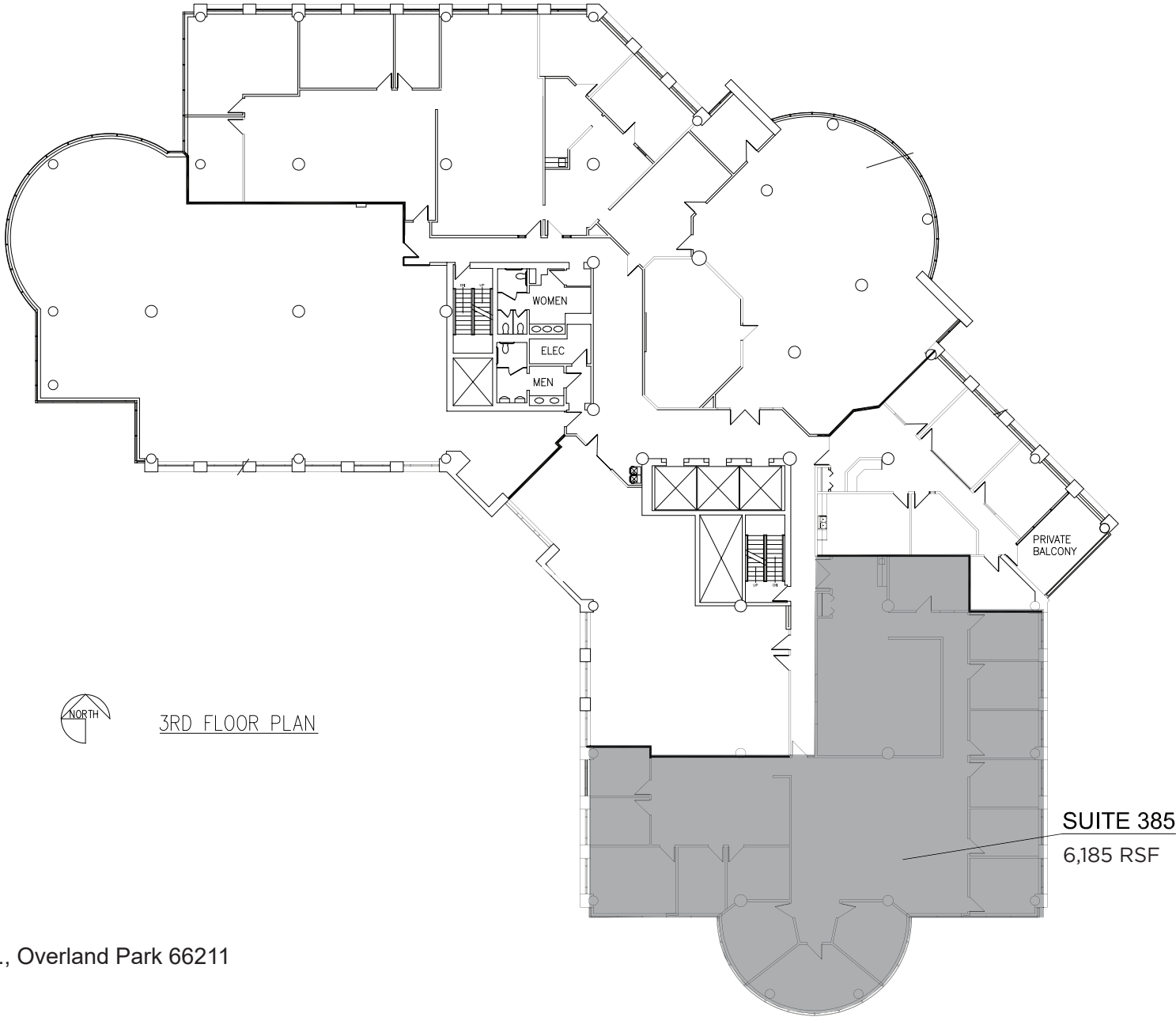
7007 College Blvd., Overland Park 66211  
1ST FLOOR

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# 3RD FLOOR PLAN:



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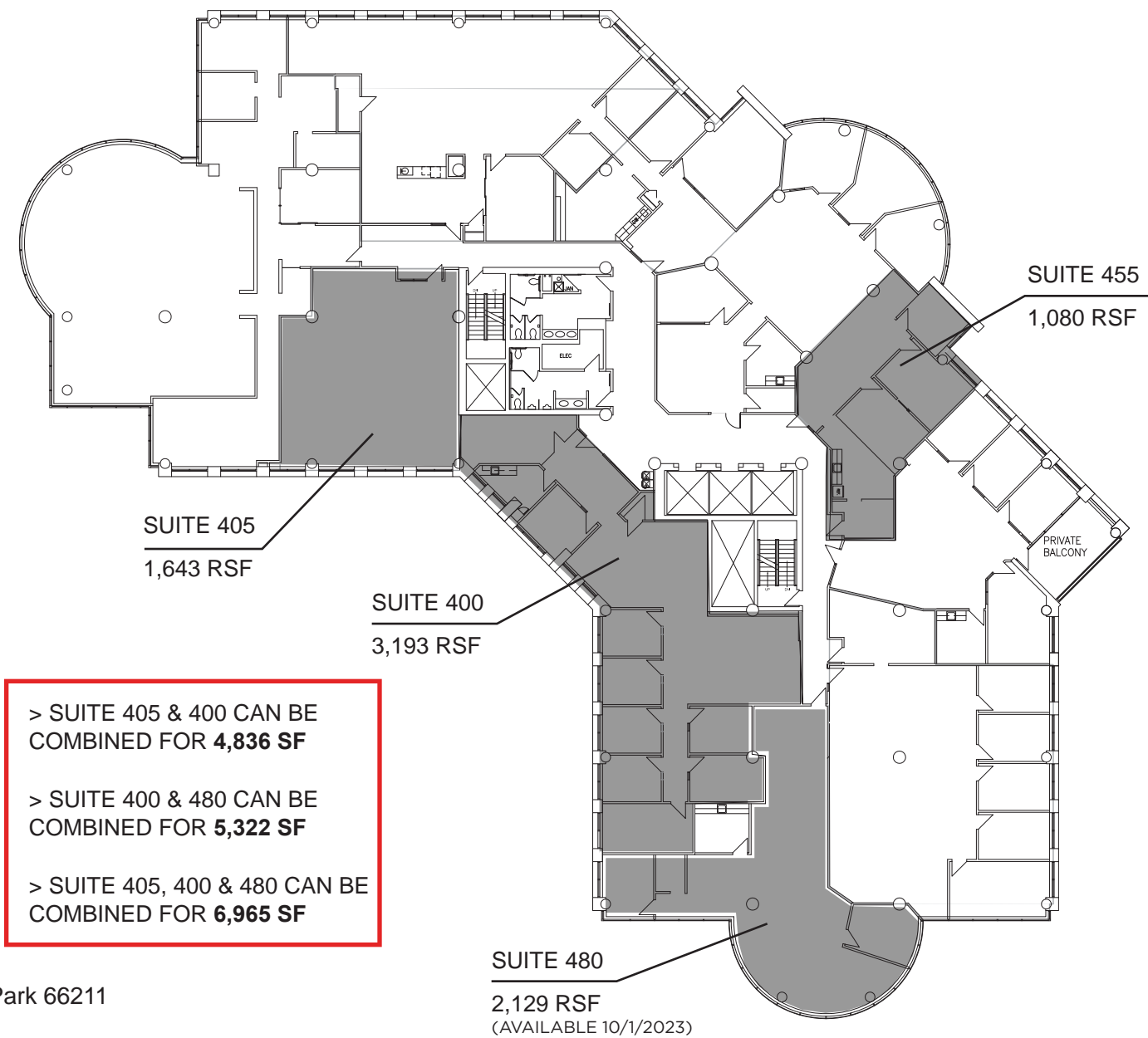
7007 College Blvd., Overland Park 66211  
3RD FLOOR

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# 4TH FLOOR PLAN:



**PARK**  
RENAISSANCE

7007 College Blvd., Overland Park 66211  
4TH FLOOR

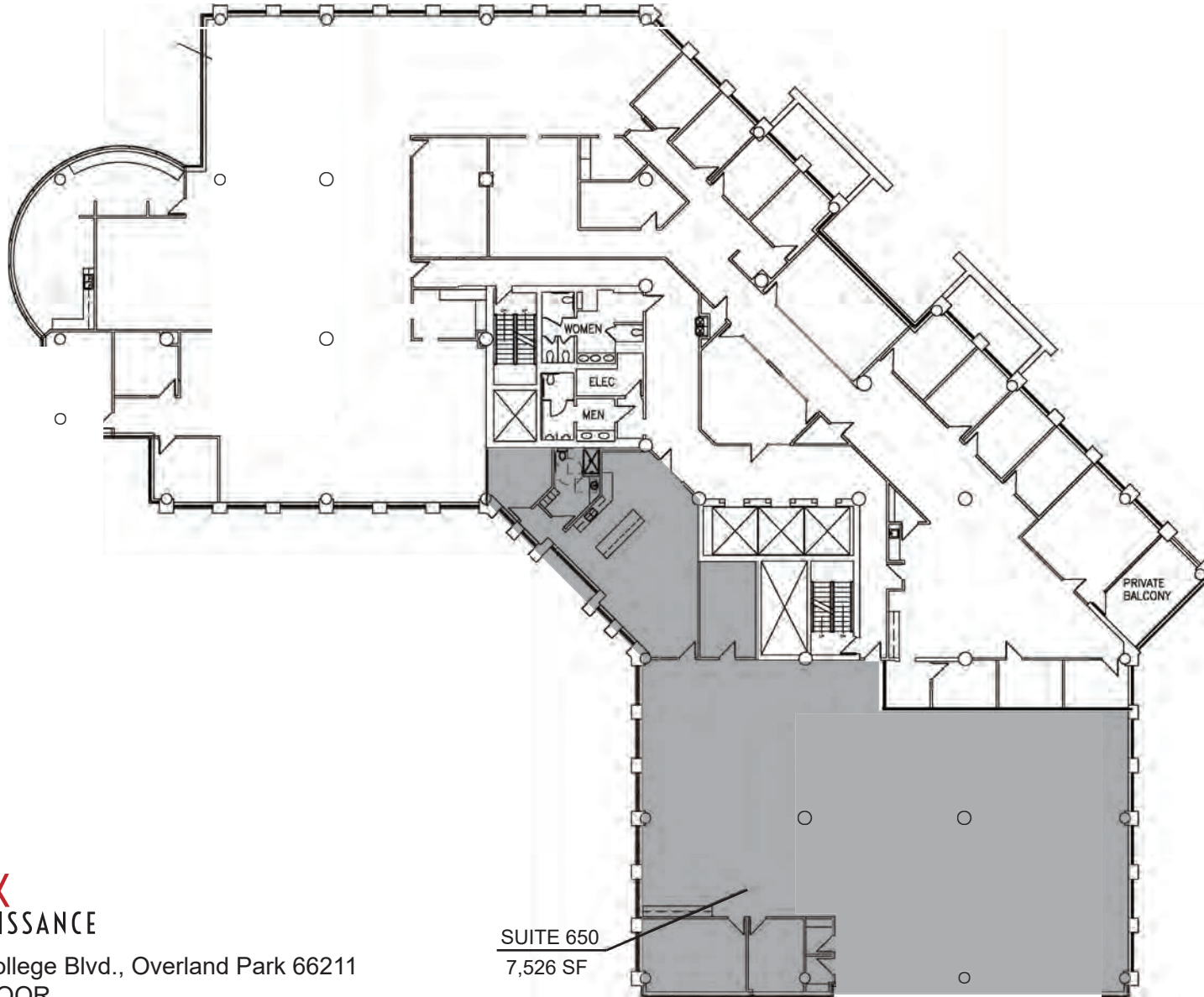
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# 6TH FLOOR PLAN:

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## PARK RENAISSANCE

7007 College Blvd., Overland Park 66211  
6TH FLOOR

SUITE 650  
7,526 SF

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## 2ND FLOOR PLAN:



**2 PARK**  
RENAISSANCE

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2ND FLOOR

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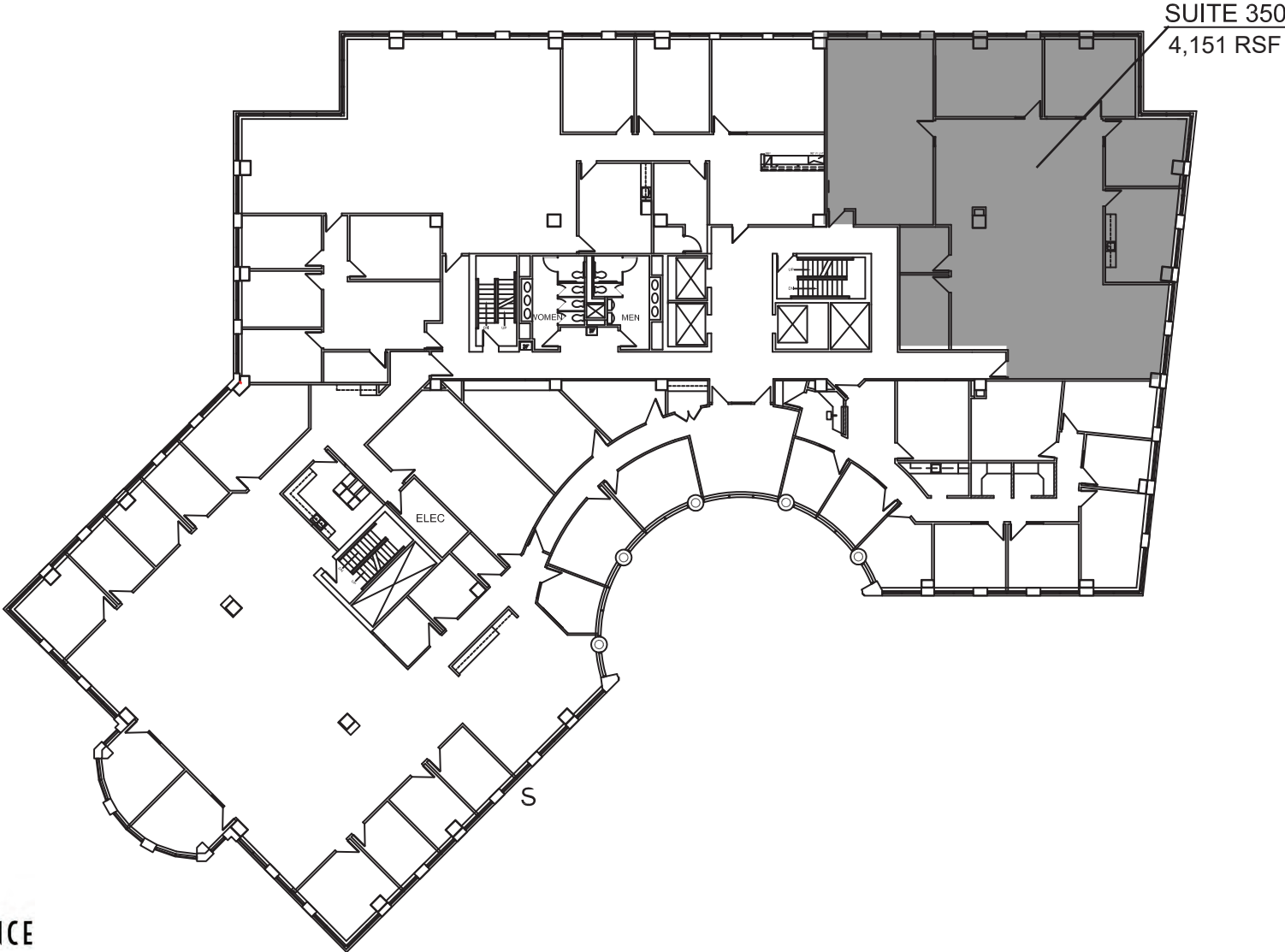
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# 3RD FLOOR PLAN:



**2 PARK**  
RENAISSANCE

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3RD FLOOR

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# PARK RENAISSANCE

## 2022 & 2023 IMPROVEMENTS



### 1 PARK RENAISSANCE

#### 2022

- Common area restroom remodel – 3rd & 6th floors
- Landscape improvements
- HVAC upgrades
- Exterior window repairs
- Lobby music
- Common area LED conversion
- Parking lot repairs
- Logo lobby mats

#### 2023

- Elevator modernization - Elevators 2 & 3
- HVAC upgrades
- Visitor entrance concrete replacement
- Next phase of parking lot repairs
- Logo lobby mats

### 2 PARK RENAISSANCE

#### 2022

- Common area restroom remodel – 1st floor
- Landscape improvements
- Lobby music
- Common area LED conversion
- Logo lobby mats

#### 2023

- Elevator modernization - Elevators 2 & 3
- HVAC upgrades
- Visitor entrance concrete replacement
- Parking lot repairs
- Exterior patio furniture outside deli