



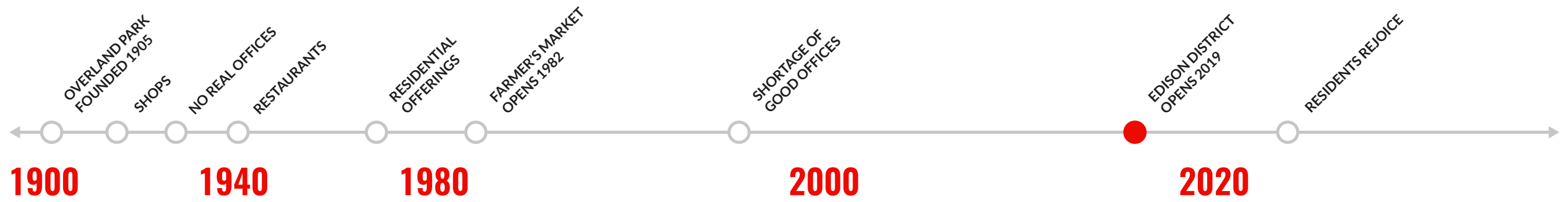
EDISON
DISTRICT

10,847 SQFT

NOW AVAILABLE

80TH & MARTY • DOWNTOWN OVERLAND PARK, KS • [EDISONDISTRICT.COM](https://edisondistrict.com)

OFFICE **7,847+ SQFT** • RETAIL **3,000+ SQFT** • FOOD HALL • EVENT PLAZA



Downtown Overland Park is a very walkable area.

Downtown OP offers an array of unique shops and restaurants and numerous new, inviting housing options.

But there has been an absence of office spaces.

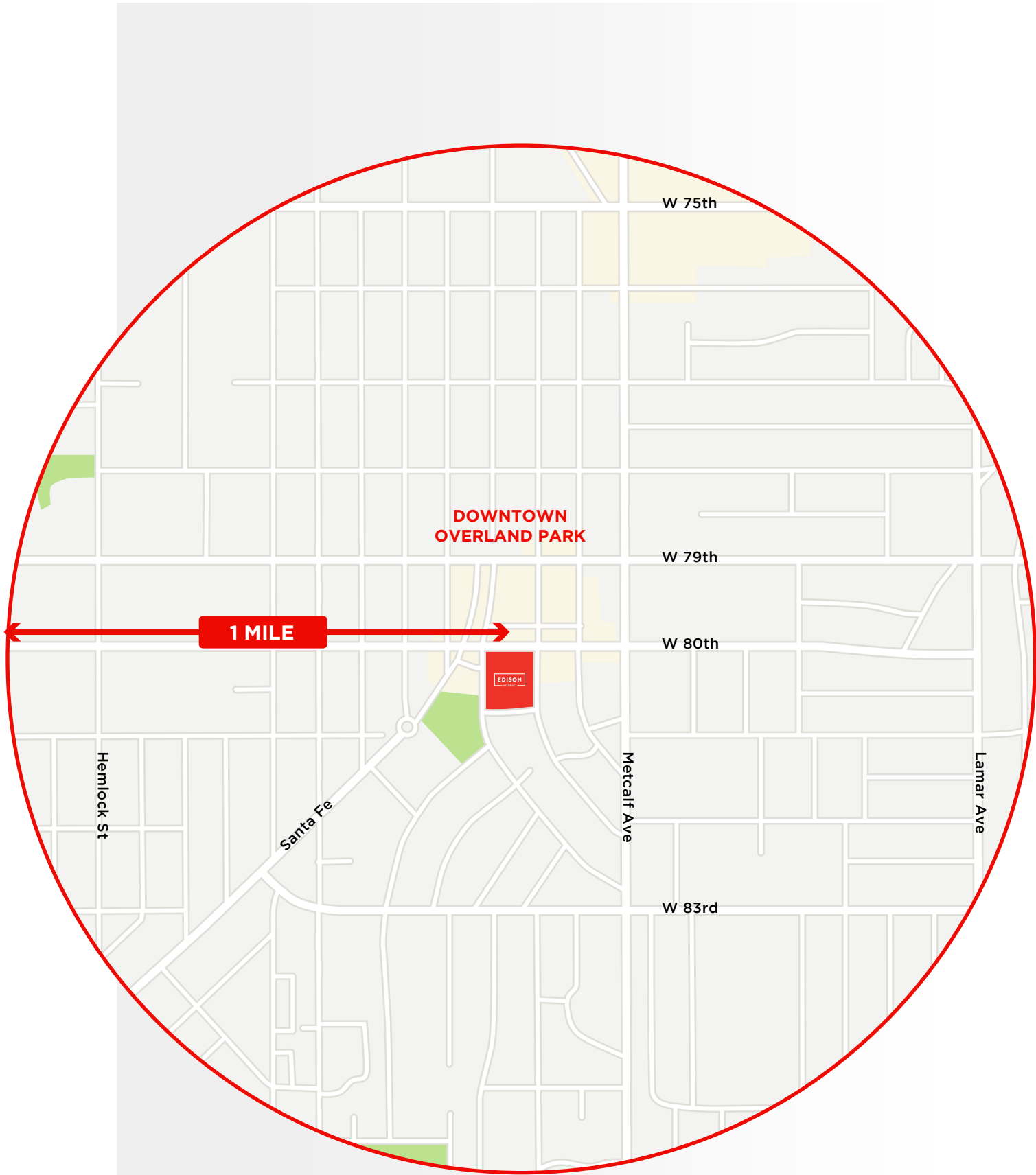
A few storefronts have been converted to office spaces, but there continues to be a void of Class A office space.

Edison District allows for a work/life balance.

Say goodbye to commuting. Edison District offers a place to work that's close to where you live.

Much more than just an office building.

The District offers additional retail and restaurants, a venue for community activities, and *much* needed parking.



	DOWNTOWN OVERLAND PARK	COLLEGE & METCALF	CROSSROADS	
WALKABILITY	6,381 <small>2x households compared to College & Metcalf</small>	3,148	8,206	HOUSEHOLDS
HOUSEHOLD INCOME	\$61,749	\$73,390	\$57,910	
TOTAL HOUSING UNITS	6,938	3,441	10,300	
	2,430	1,537	6,769	RENTER
WORK FORCE	3,421	1,971	6,965	MILLENNIAL



1 PREMIUM OFFICE SPACE

100,000 square feet of office space that you'll enjoy spending time in. Virtually column-free 25,000 sqft floor plates with generous amounts of covered parking (complete with walkway). There is an additional 15,800 sqft of office space available in an historic church building to the south. A unique corporate home, renovated to suit your needs.



2 CHEF COLLECTIVE STRANG HALL

Strang Hall, named after the founder of Overland Park, offers a unique dining experience featuring six chefs exhibiting their passion for exceptional cuisine. The hall will also feature a coffee shop and bar stocked with the best local craft beer, cocktails, and wine on tap.

stranghall.com



3 EVENT PLAZA

This plaza area features a versatile event space that's sure to bring an increased vitality to historic, downtown Overland Park.

4 PLENTY OF PARKING

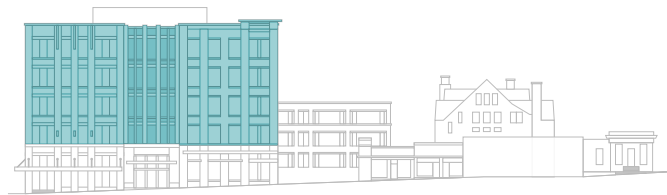
Edison District features a 4-level parking garage along with plenty of surface parking.



5 RETAIL SPACE

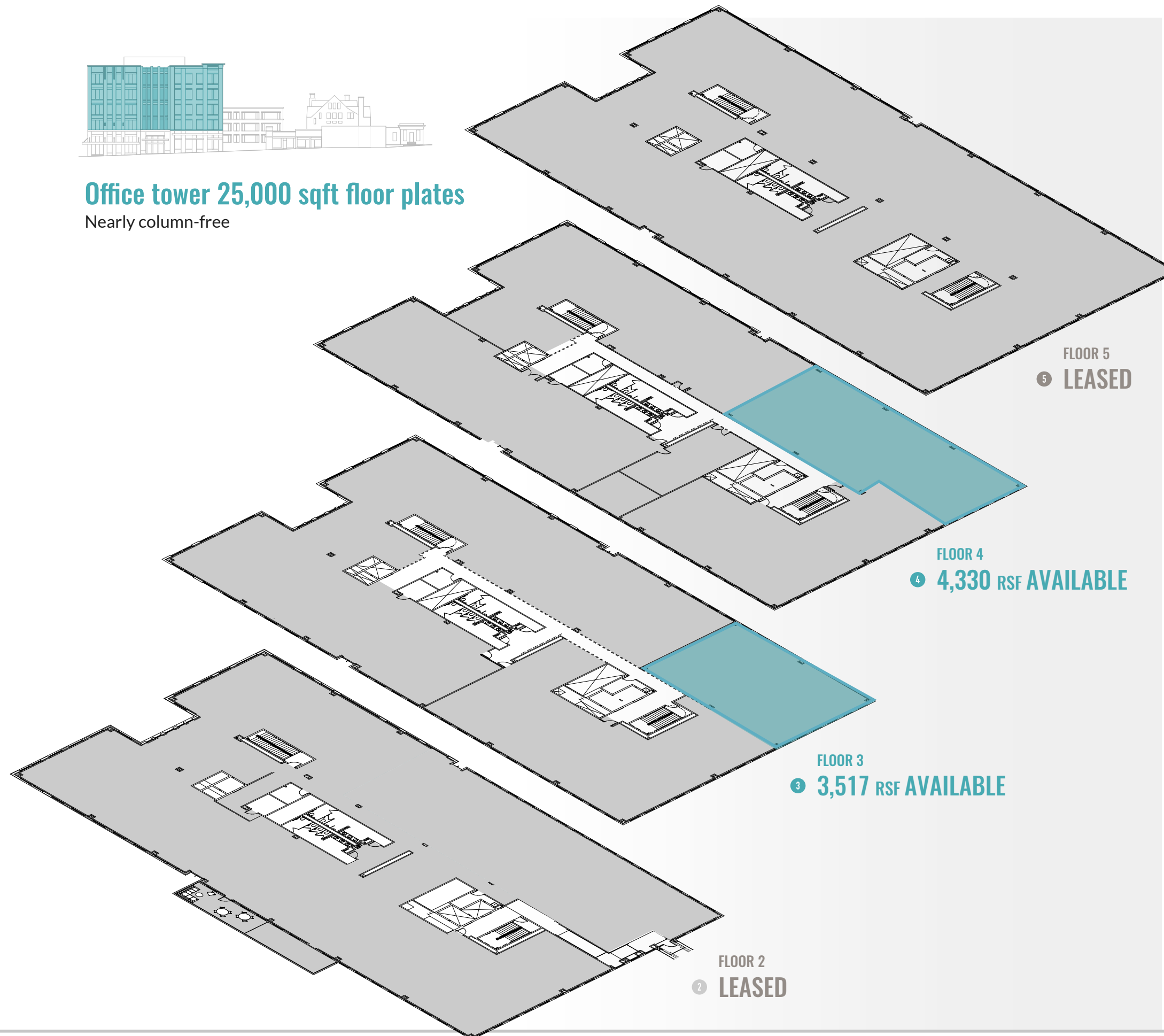
With 3,000 sf available, Edison District hopes to bring in vibrant retail into historic downtown Overland Park. These spaces will make for great restaurant or destination retail stores, located within walking distance of several modern apartment complexes.





Office tower 25,000 sqft floor plates

Nearly column-free



FOR MORE INFO ON OFFICE LEASING

RJ TROWBRIDGE
OFFICE +1 913 469 4637
MOBILE +1 913 708 0586
rj.trowbridge@am.jll.com



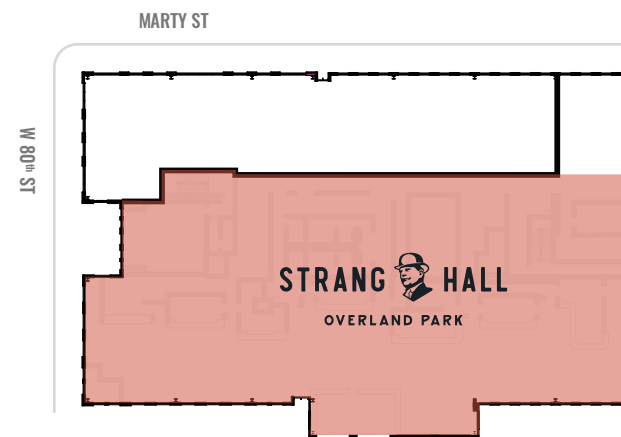
Outdoor event plaza & lots of parking





A chef collective

Enjoy six different chef-driven concepts along with a coffee shop and bar with cocktails, craft beer, and wine on tap.





NOW LEASING

RETAIL LEASING

ISABELLE SHAW
OFFICE +1 913 469 4652
MOBILE +1 251 767 5727
isabelle.shaw@am.jll.com

RJ TROWBRIDGE
OFFICE +1 913 469 4637
MOBILE +1 913 708 0586
rj.trowbridge@am.jll.com

OFFICE LEASING

RJ TROWBRIDGE
OFFICE +1 913 469 4637
MOBILE +1 913 708 0586
rj.trowbridge@am.jll.com

Jones Lang LaSalle Brokerage, Inc.
7500 College Blvd., Suite 920
Overland Park, KS 66210
+1 913 469 4600

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained here within. Any projections, assumptions or estimations used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. © 2021. Jones Lang LaSalle IP, Inc. All rights reserved.