

3 Three Hallbrook Place

FORLEASE

11141 Overbrook Road Leawood, Kansas

 KBP BRANDS



Jones Lang LaSalle Brokerage, Inc.



Kansas City's Newest Class A Office Destination

Exquisite four-story,
Class A office building
delivering Q1 2023



120,000± SF on
8.5 acres



5,099 – 40,000 SF
Available For Lease



Floor to ceiling
glass windows



Exterior Balcony
available on 2nd Floor



Modern, elegant
common area finishes



Exterior common
area patio



Monument Signage
Available



Prestigious South
Johnson County
location with
convenient access
to I-435



4 / 1,000 SF
surface parking

The ultra modern workplace



Modern, elegant Class A
common area finishes



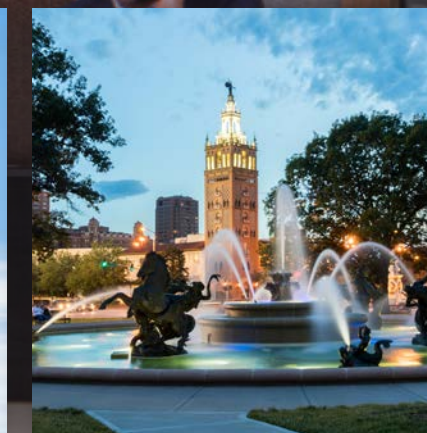
Exterior common
area patio



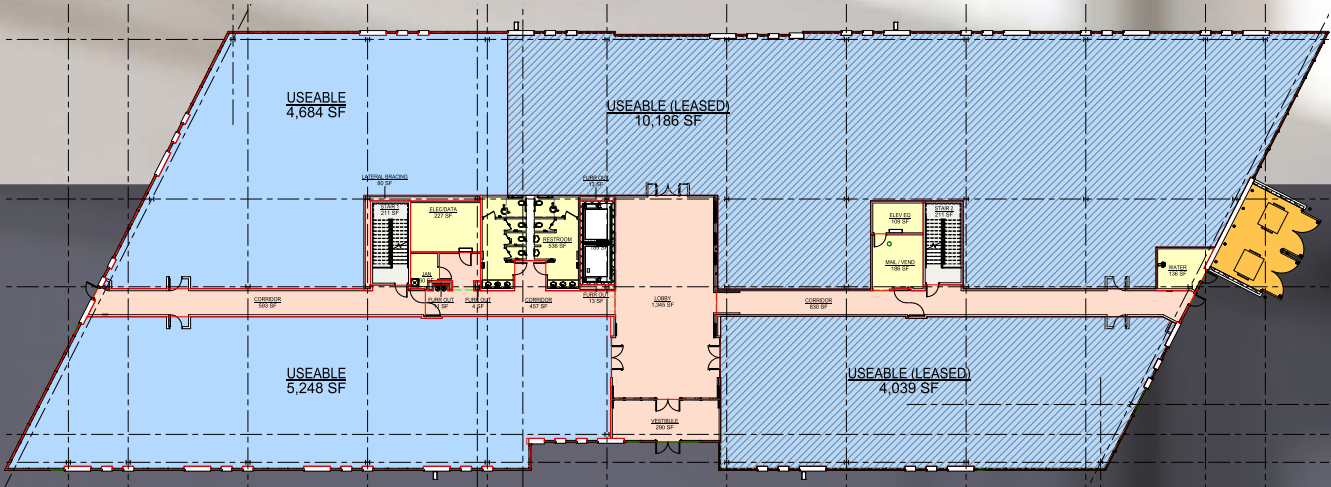
Upper Level Balconies



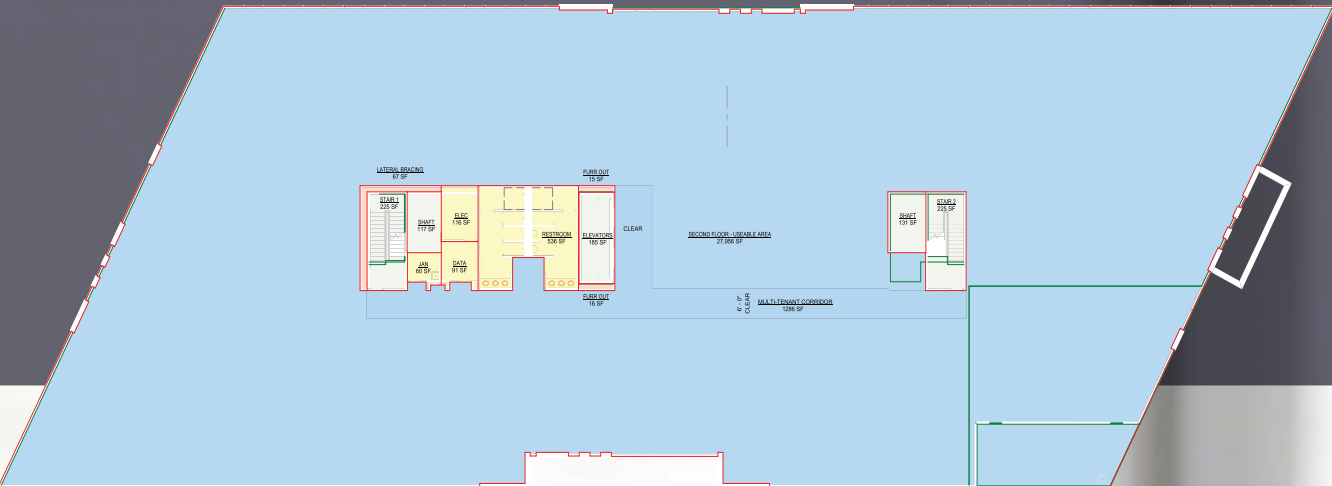
Adjacent to Hallbrook
Country Club



Three Hallbrook Place boasts efficient floor plates with ideal column spacing and floor to ceiling glass windows to allow for maximum interior light



First Floor:
5,099 RSF
5,713 RSF



Second Floor:
Full floor –
30,000+/- RSF

AVAILABILITIES

Smart design
for **health and
well being**



Amenities

Restaurants

- 1 Ra Sushi
- 2 801 Chophouse
- 3 The Ainsworth
- 4 Gordon Biersch
- 5 Bristol Seafood Grill
- 6 Shake Shack
- 7 Panera Bread
- 8 Bravo
- 9 Hereford House
- 10 Houlihan's
- 11 Chipotle
- 12 The Mixx
- 13 Corner Bakery Café
- 14 Joe's Kansas City BBQ
- 15 Cactus Grill
- 16 Red Door Woodfired Grill
- 17 Sullivan's Steakhouse
- 18 North Italia
- 19 The Roasterie Café
- 20 La Bodega

Fitness

- 1 Orange Theory
- 2 Health House
- 3 The Bar Method
- 4 Cyclebar
- 5 PowerLife Yoga
- 6 CorePower Yoga
- 7 The Body Lab
- 8 Pure Barre

Shopping

- 1 Macy's
- 2 The Apple Store
- 3 Trader Joe's
- 4 Hen House Market
- 5 Pottery Barn
- 6 Restoration Hardware
- 7 Arhaus
- 8 Dick's Sporting Goods
- 9 Crate & Barrel
- 10 The Container Store
- 11 Lululemon
- 12 SuitSupply
- 13 L.L. Bean
- 14 Kendra Scott
- 15 Barnes & Noble
- 16 Allen Edmonds
- 17 Williams Sonoma
- 18 J.Crew
- 19 Banana Republic
- 20 Sephora

Hotels & Entertainment

- 1 Aloft Leawood-Overland Park
- 2 AMC Theatres
- 3 Blade & Timber
- 4 Ice at Park Place
- 5 Hallbrook Country Club



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CONTACT

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