

**EDISON**  
DISTRICT

OVERLAND PARK  
PRESBYTERIAN  
CHURCH  
Worship 10:30 Sunday School 9:15

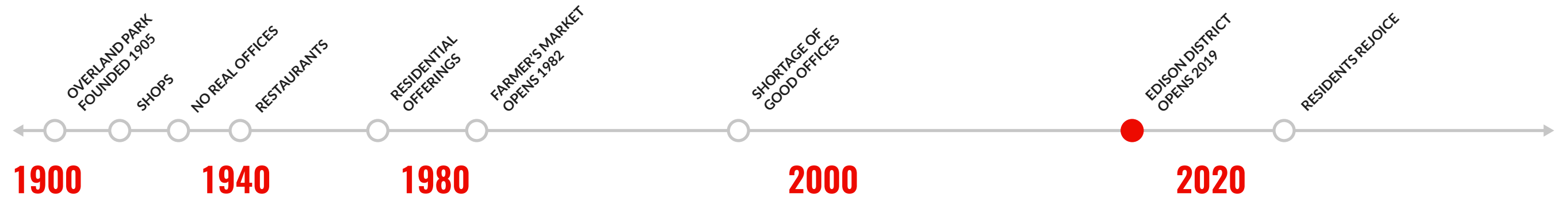
**18,183 SQFT**

**FOR SALE**

8029 OVERLAND PARK DRIVE • DOWNTOWN OVERLAND PARK, KS • [EDISONDISTRICT.COM](https://edisondistrict.com)

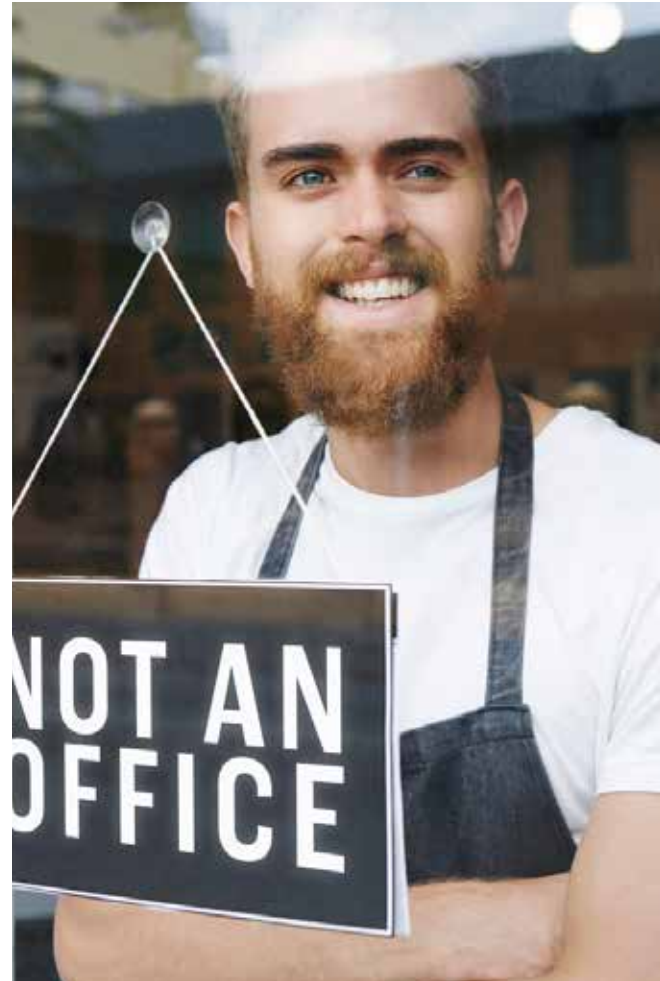
HISTORIC CHURCH BUILDING **FOR SALE**





### 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.

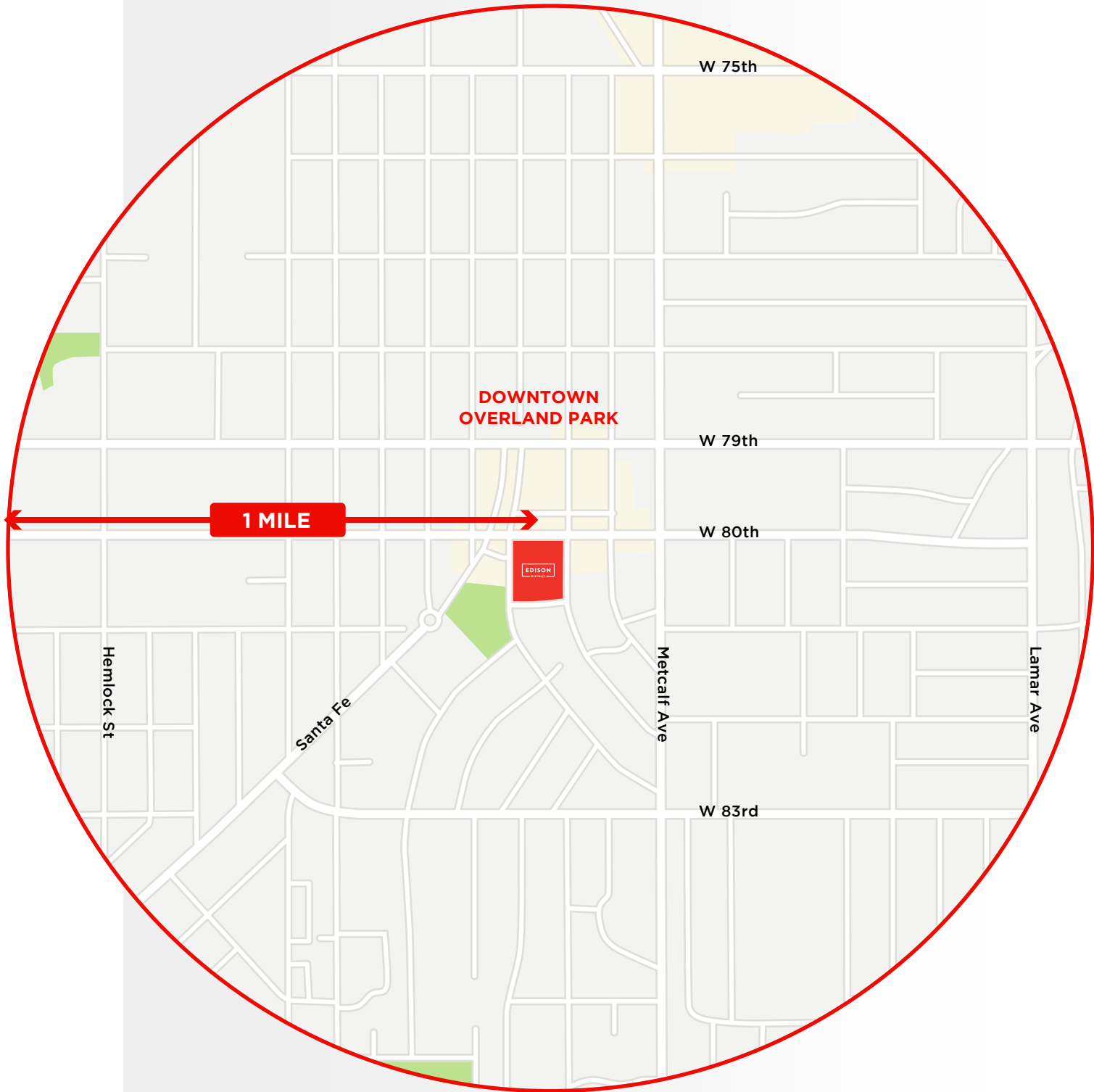


### Much more than just an office building.

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







	DOWNTOWN OVERLAND PARK	COLLEGE & METCALF	CROSSROADS	
WALKABILITY	6,128 <small>2x households compared to College &amp; Metcalf</small>	3,129	5,594	HOUSEHOLDS
HOUSEHOLD INCOME	55%	60%	47%	% OF INCOME \$50k - \$200k
MULTIFAMILY UNITS	1,600 <small>1,200 will be added in 2018</small>	1,387	3,624	UNITS
WORK FORCE	4,763	2,788	5,159	AGES 20-44
	3,138	1,500	3,738	AGES 15-35



1 PREMIUM OFFICE SPACE

There is 18,183 sqft of office space available in an historic church building to the south. A unique corporate home, renovated to suit your needs. This flexible space can be adapted to suit various purposes, making it ideal for a wide range of activities and events.



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 also features a coffee shop and bar stocked with the best local craft beer, cocktails, and wine on tap.

[stranghall.com](http://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.



5 RETAIL SPACE

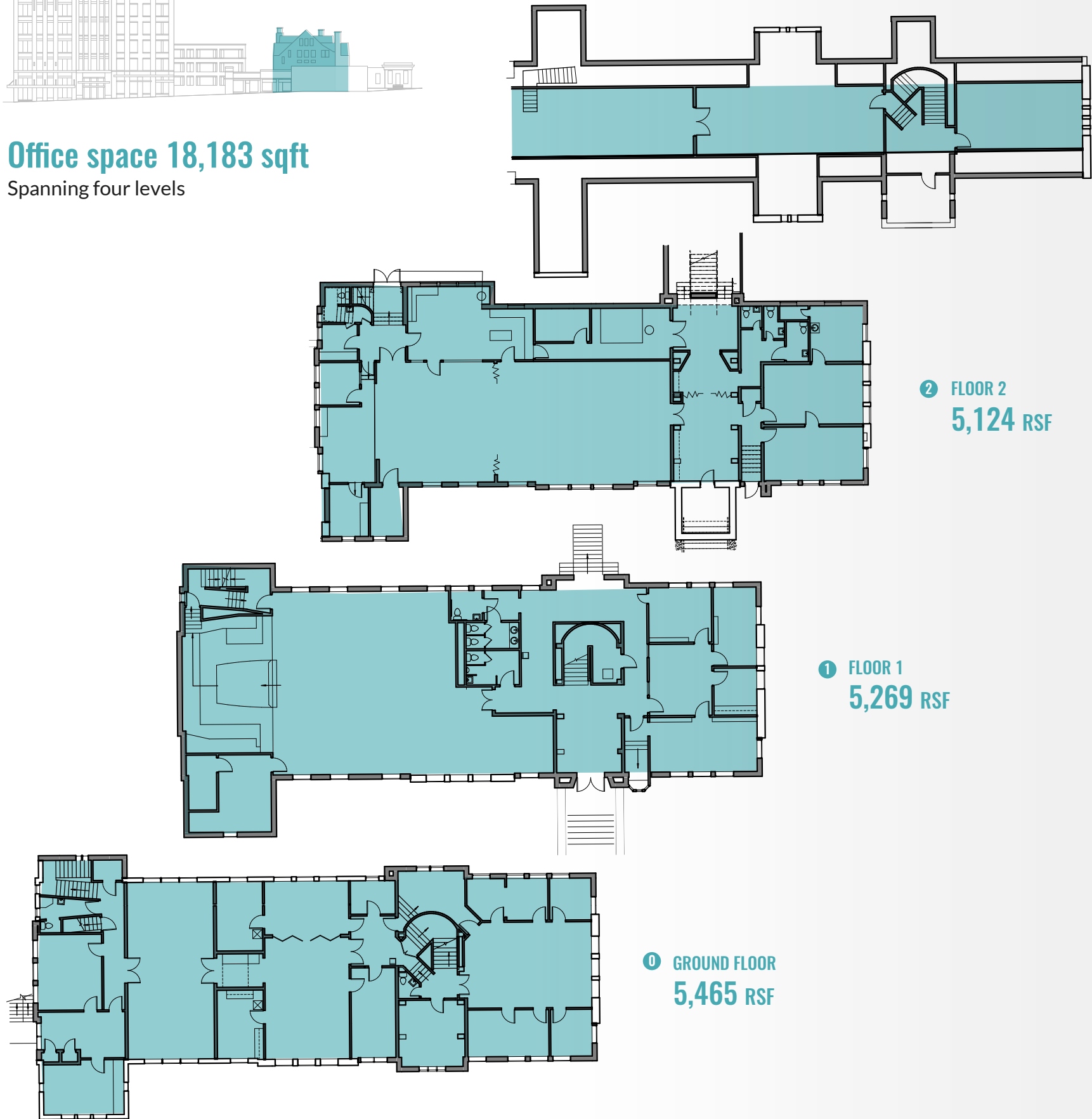
Conveniently located nearby is a vibrant retail scene offering a variety of shopping and dining options.







Office space 18,183 sqft  
Spanning four levels



3 ATTIC  
1,692 RSF

2 FLOOR 2  
5,124 RSF

1 FLOOR 1  
5,269 RSF

0 GROUND FLOOR  
5,465 RSF



Four levels available  
Renovated to your specs

YEAR BUILT 1929

BUILDING TYPE Church  
(Conversion Opportunity)

SITE AREA 0.52 Acres

BUILDING AREA 18,183 SF

CONSTRUCTION Masonary

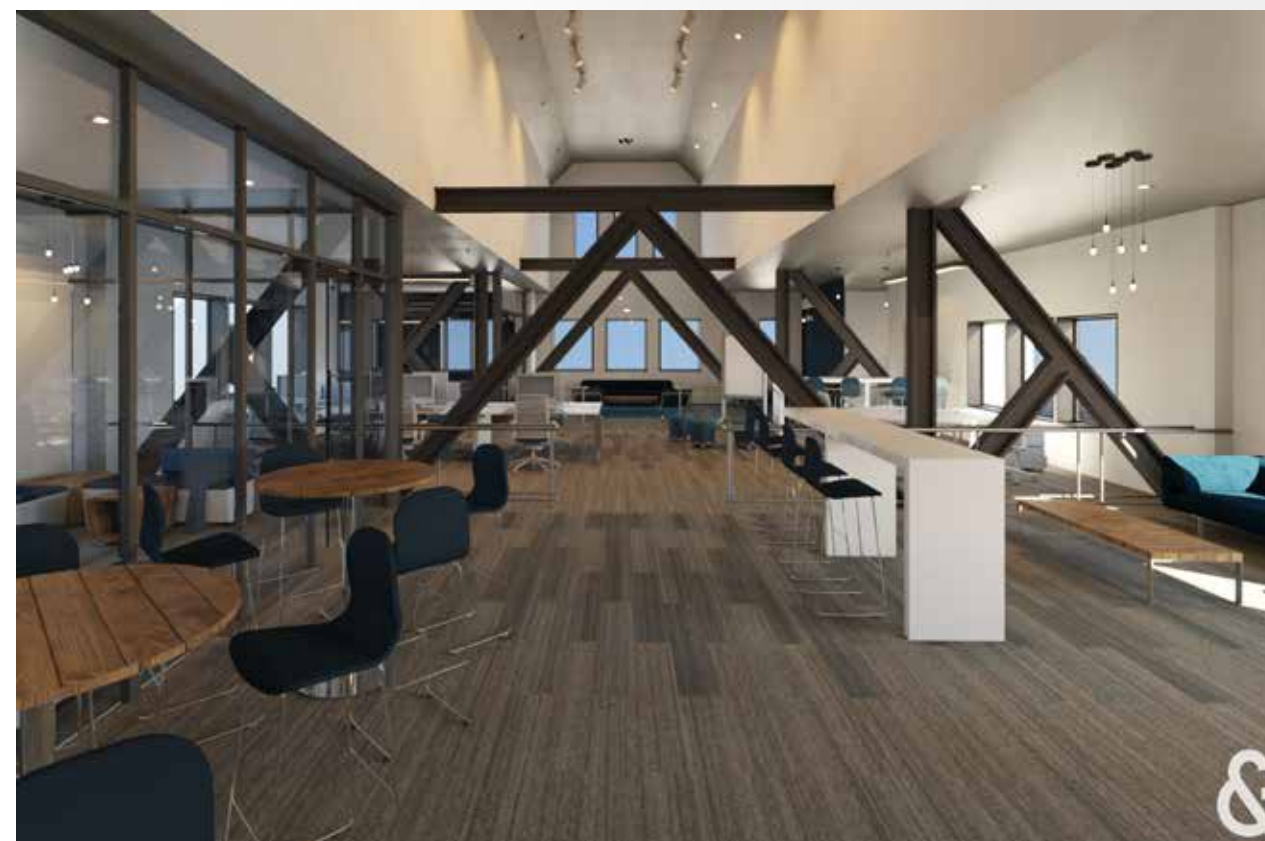
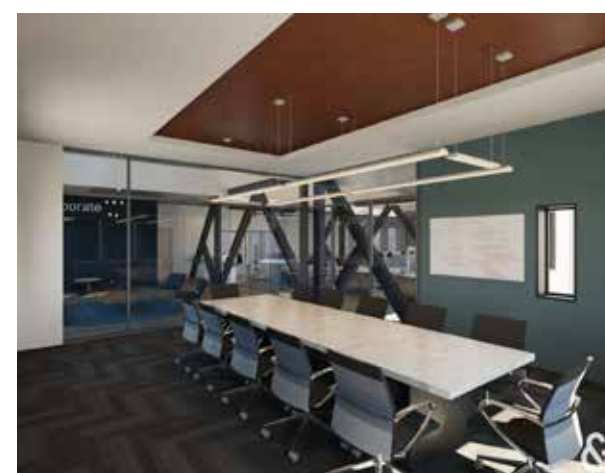
PARKING Street Parking  
Garage TBD

ZONING DFD (Downtown  
Form District)

SALE PRICE \$1,818,300

Part of Edison District includes the historic Overland Park Presbyterian Church, built in 1929. This building provides an unique opportunity for a buyer to transform and preserve the building into a modern retail, office, event, living or hospitality space in the heart of Downtown Overland Park.

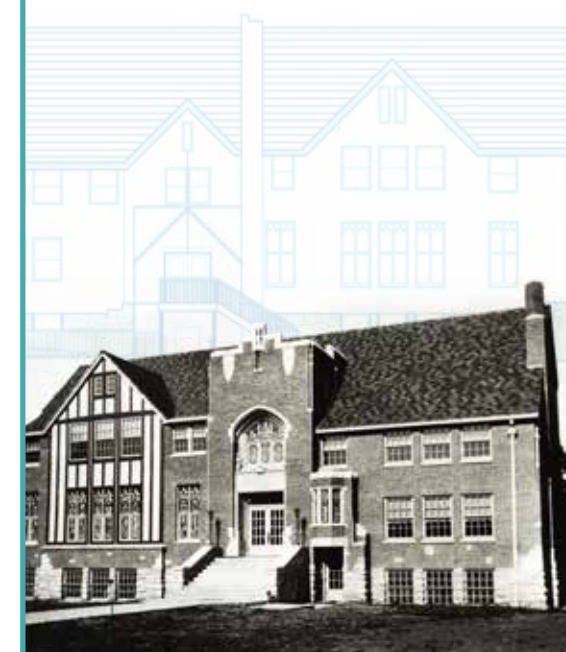
**2nd floor** ⬇



Conceptual renders. Subject to change.

## Renovated to your specs

18,183 sqft of available office space



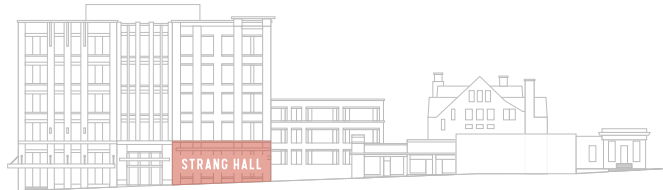




Outdoor event plaza & lots of parking

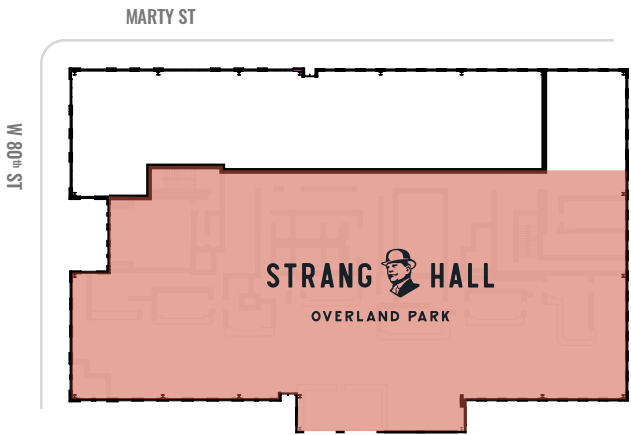






A chef collective

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







**EDISON**  
DISTRICT

**AREA**  
REAL ESTATE ADVISORS

## CONTACT

**RJ TROWBRIDGE**  
Senior Vice President

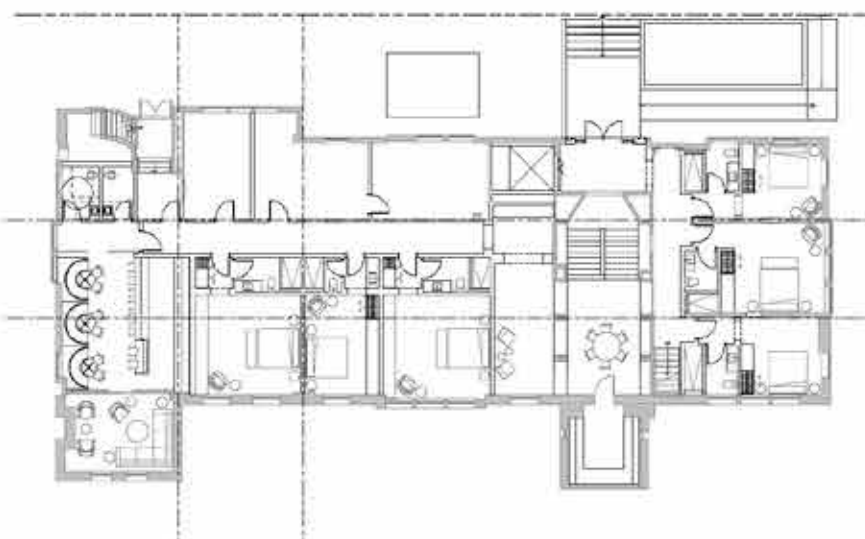
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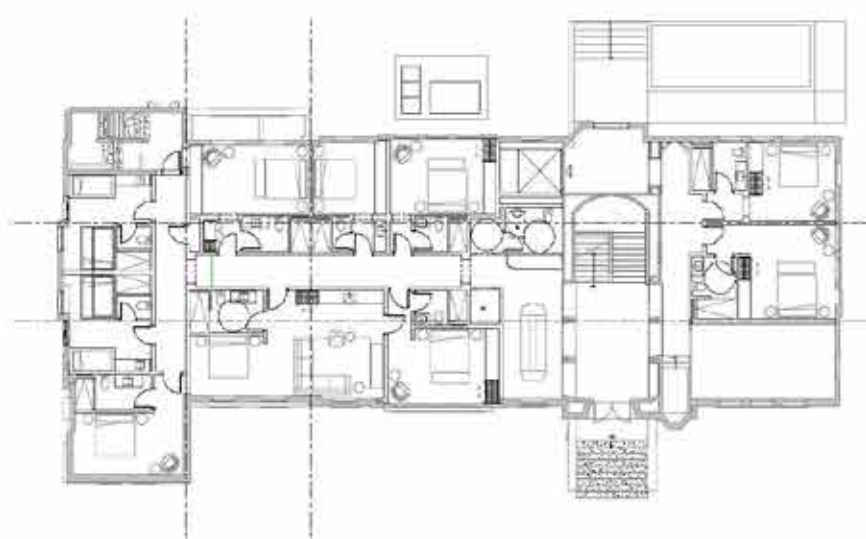


Boutique hotel concept

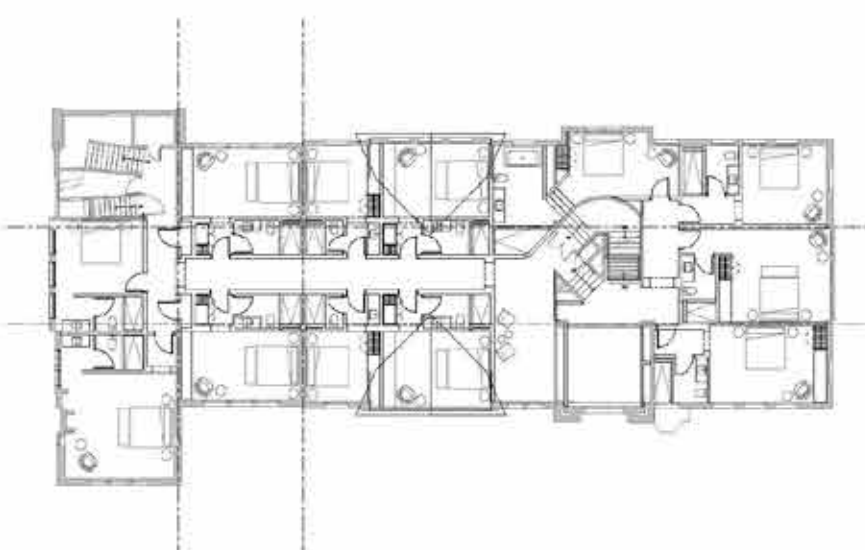
Current ownership has also evaluated a boutique hotel concept for the building which has been approved by the City of Overland Park. The plans included a 30 room hotel with a basement speakeasy. Additional plans from **six twenty one architects** can be provided.



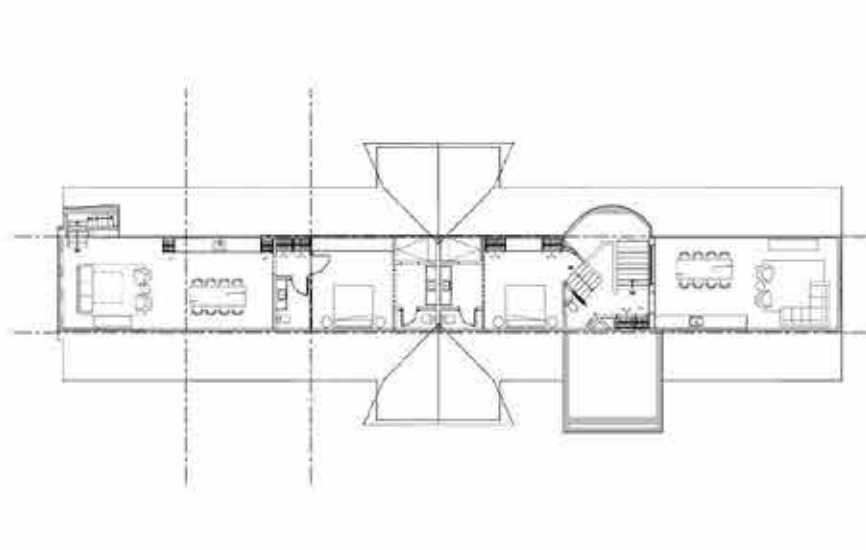
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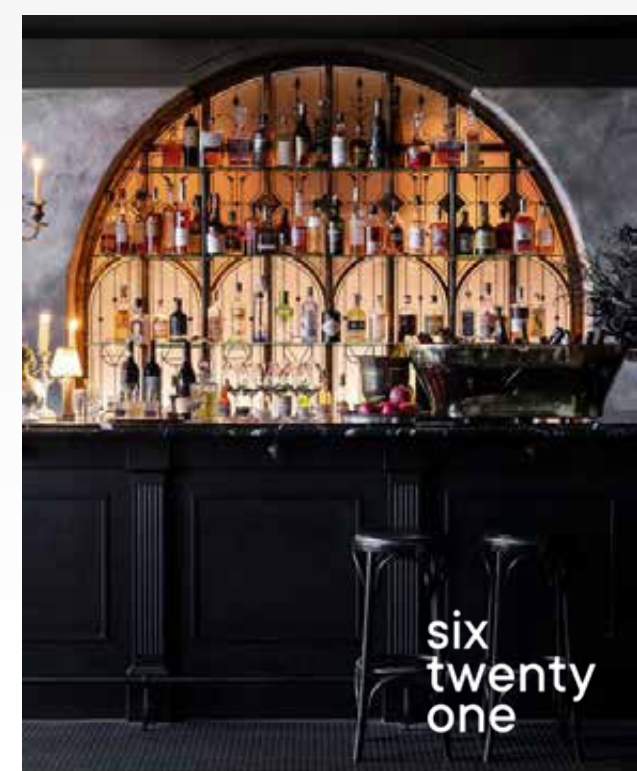
Level 1 ↑



Level 2 ↑



Level 3 ↑



six  
twenty  
one