



# Westbrook III

Class A Office  
Suites Available

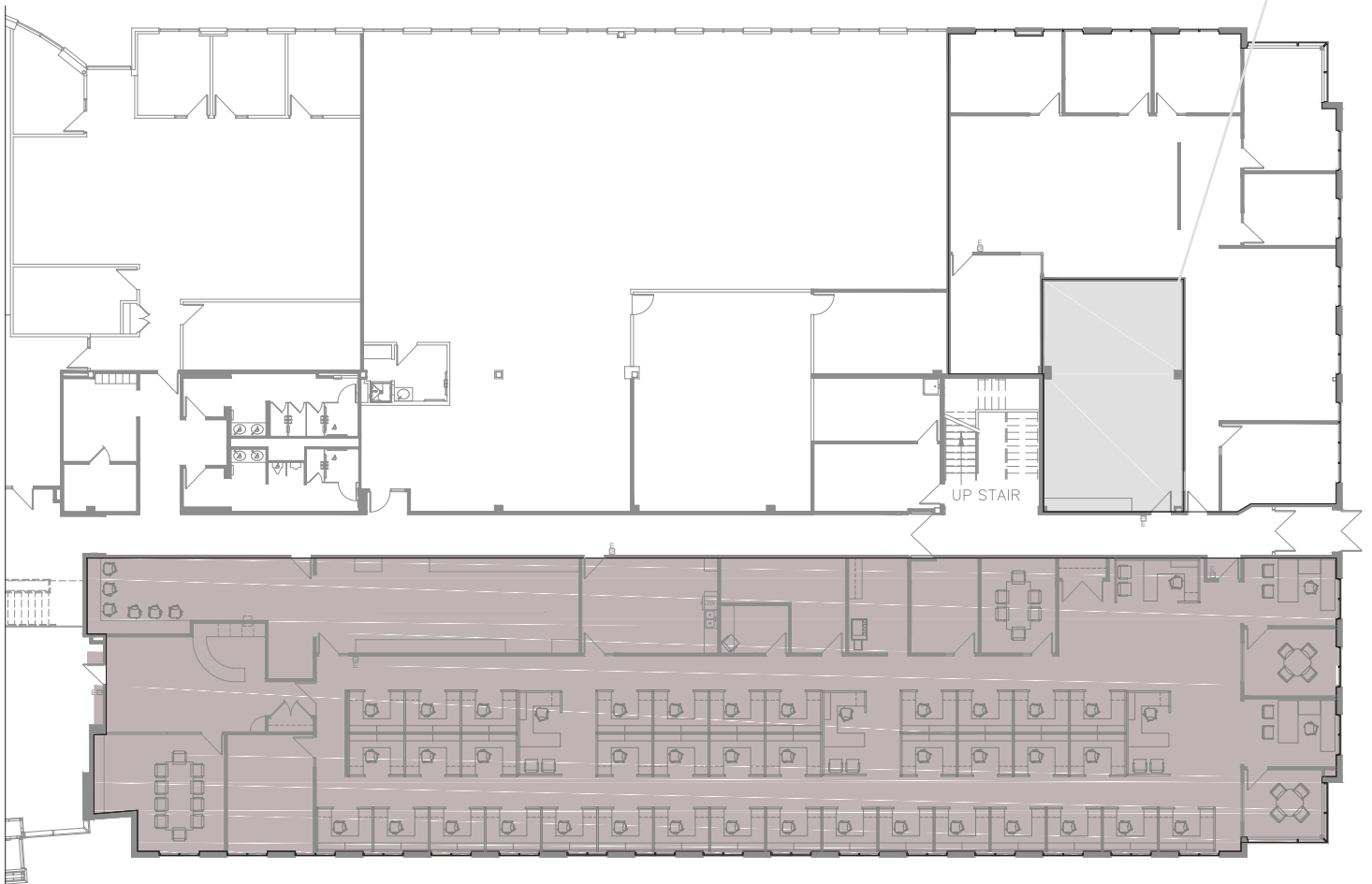


8050 MARSHALL DRIVE, LENEXA, KS

Jones Lang LaSalle Brokerage, Inc.

# Floor Plan

**Common Area  
Training Room**



**First Floor - 8,869 RSF**

# Highlights

- \$23.00/SF Full Service
- 98,500 SF Total
- 4.7 per 1,000
- Class A office building built in 2001
- New, first class interior finishes
- Open, two-story modern atrium lobby
- Easy highway access from K-10 and Ridgeview interchange
- Close proximity to restaurants and shopping off I-35, including Oak Park Mall





# Local Amenities

## 1. Location 1

Zarda Bar-B-Q  
Dunkin Donuts  
Korma Sutra Indian Restaurant  
Slim Chickens  
Goodcents  
Black Dog Coffeehouse  
Tanners Bar & Grill

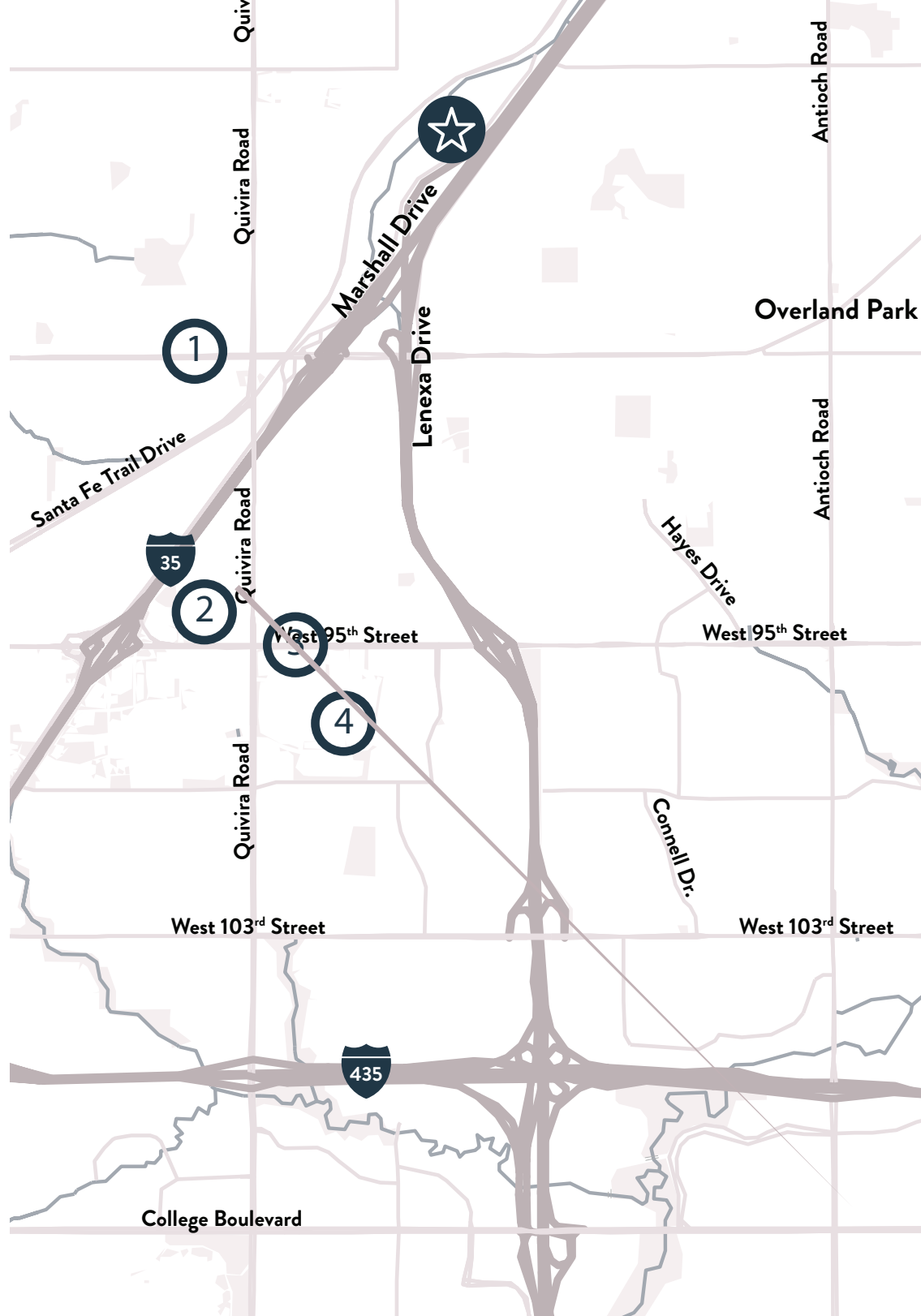
## 2. Location 2

Raising Canes  
Chipotle  
Jimmy Johns  
Panda Express  
Applebee's  
QuikTrip

## 3. Location 3

Cava Mediterranean  
Cheddar's Scratch Kitchen  
On the Border  
Houlihan's  
BD's Mongolian Grill  
McDonalds  
Baskin Robbins

## 4. Oak Park Mall



For leasing information:

**RJ TROWBRIDGE**  
+1 913 469 4637  
rj.trowbridge@jll.com

**JEFF KEMBEL, SIOR**  
+1 913 469 4604  
jeff.kembel@jll.com



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 herein. Any projections, opinions, assumptions or estimates 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. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.