

A stylized white line-art logo of a building with a central tower and two side wings, set on a base.

LIGHTON
PLAZA

7300, 7400 & 7500 College Blvd
Overland Park, KS 66210



CLASS A THREE-BUILDING PORTFOLIO



Approximately
475,804 square
feet of Class A
office space

◇ DISCOVER LIGHTON PLAZA

Nestled in the heart of Kansas City's most vibrant business corridor.

This elegant three-building campus features sleek, glass-façade structures collectively providing approximately 475,804 square feet of Class A office space spread across multiple floors, providing tenants with panoramic views of Overland Park.

Strategically located near major highways and surrounded by upscale dining and retail options, Lighton Plaza combines accessibility with sophistication. The property's professional environment is enhanced by its manicured grounds, ample parking facilities, and reputation as home to prestigious businesses and professional service firms in the Kansas City metropolitan area.

Property Highlights



Free parking



On-site café and coffee shop



Fitness center



Nine- and ten-foot ceiling heights



Modern security with card access control



On-site management (Price Brothers) and leasing (JLL)



Two common conference rooms with no hourly rate



Awarded the coveted Energy Star rating LEED-EB certified



Electric vehicle charging station



Outdoor pavilion, community grills, gardens and fountains



Immediate access to I-435

◇ FIRST CLASS AMENITIES



◆ FLOOR
PLANS

Lighton Tower

7500 College Blvd.

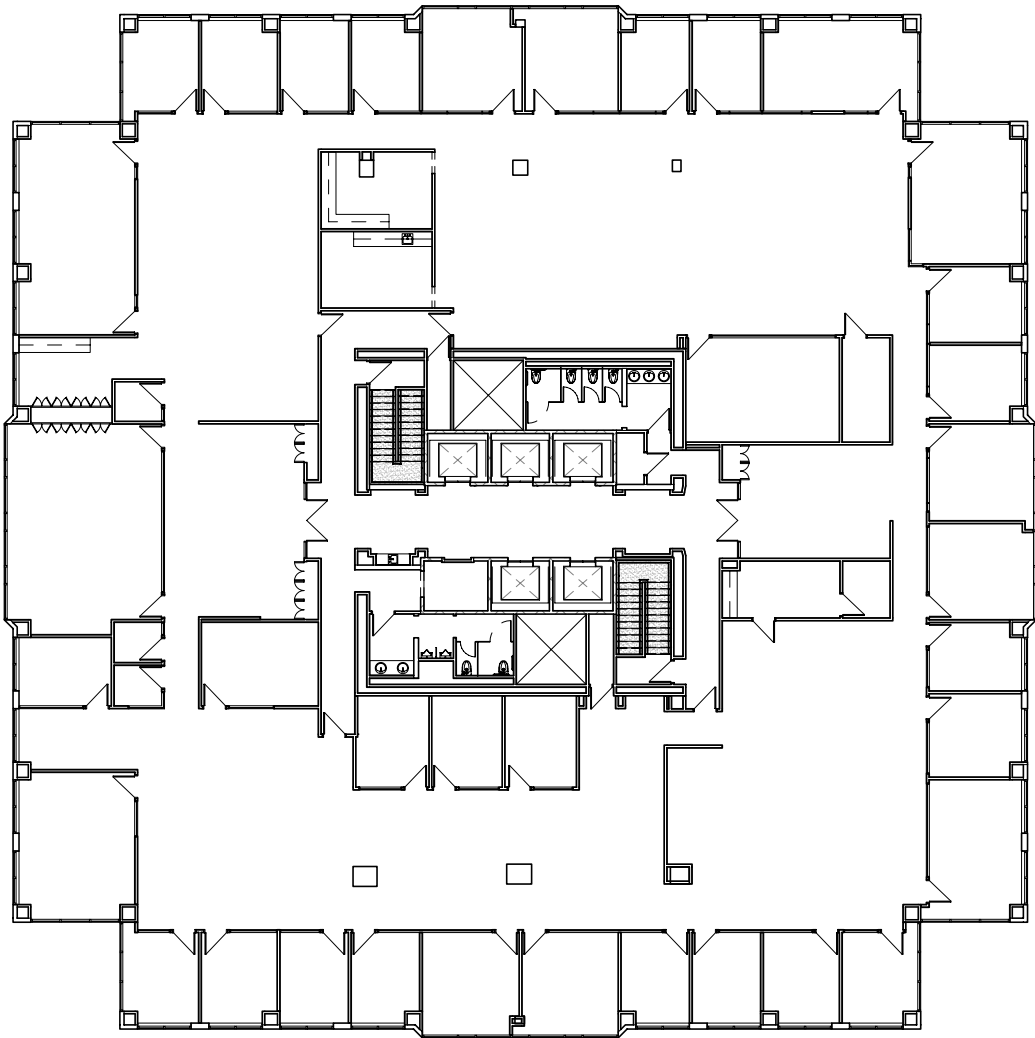
241,150 SF building

14 floors

19,342 SF floor plates

Bloom Baking Co. located
on ground floor

\$30.00/SF Full Service



*Representative building floor plan

Lighton Plaza I

7300 College Blvd.

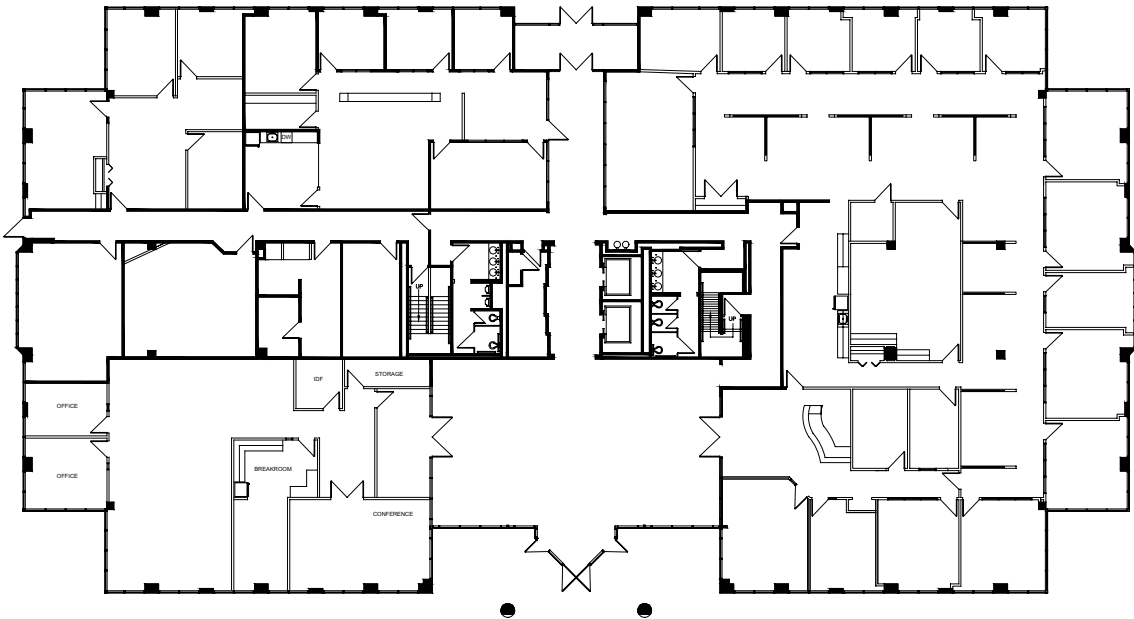
117,564 SF building

6 floors

20,913 SF floor plates

Updated lobby and
elevators in 2024

\$30.00/SF Full Service



Lighton Plaza II

7400 College. Blvd.

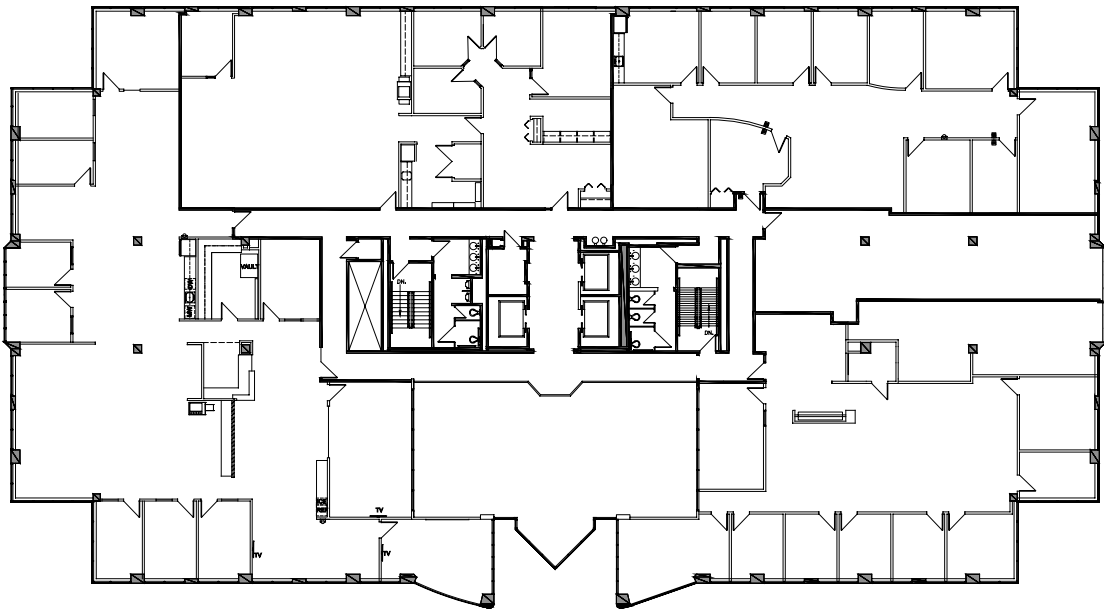
117,090 SF building

6 floors

20,771 SF floor plates

Updated lobby and
elevators in 2024

\$30.00/SF Full Service



*Representative building floor plans



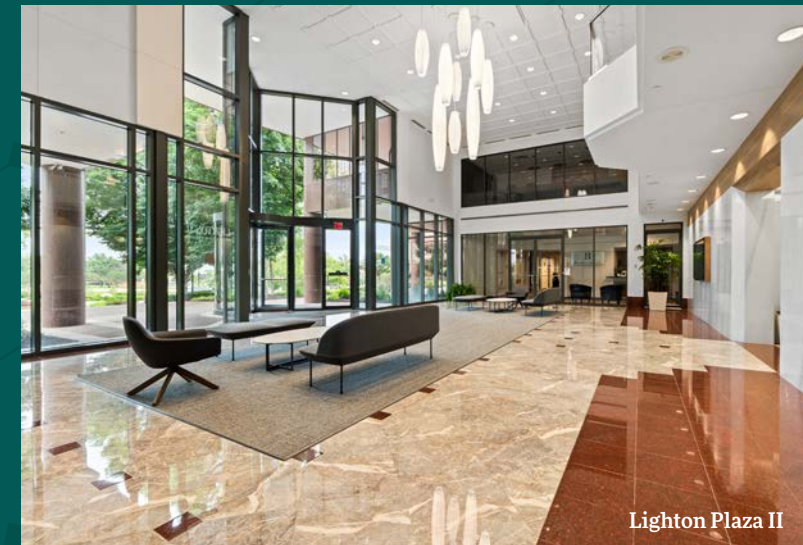
Lighton Tower



Lighton Plaza II



EV Charing Stations



Lighton Plaza II



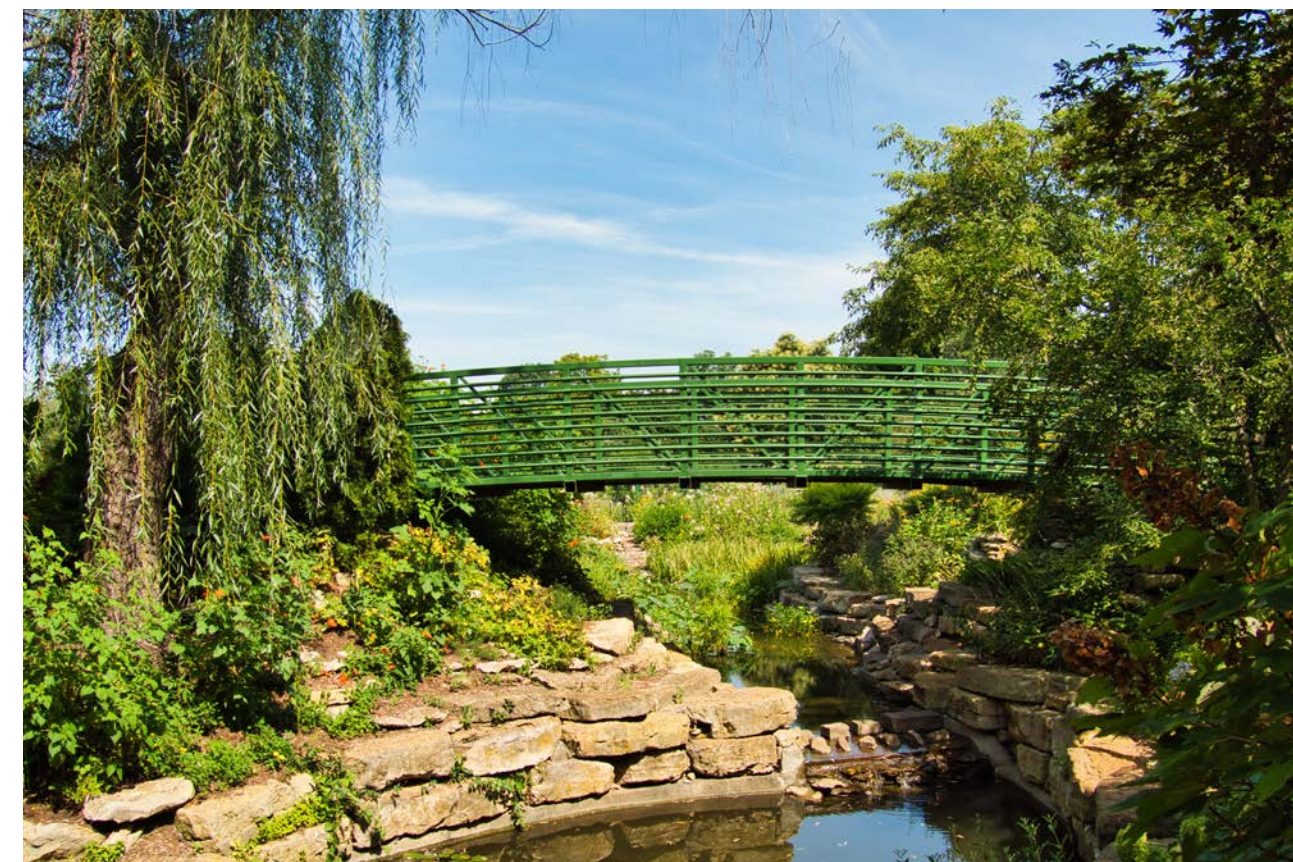
Lighton Tower



◆ VIBRANT SURROUNDINGS

Located in South Johnson County, offering exceptional convenience at the intersection of College Boulevard and Metcalf Avenue.

Situated in the heart of Johnson County, the campus provides immediate access to I-435 while being minutes from the strongest retail corridor in the metropolitan area. This central location allows tenants to enjoy swift connections to downtown Kansas City and the greater metropolitan area, creating an ideal balance of accessibility and professional prestige in one of the region's most desirable business addresses.



LOCATION MAP



69

KEY

-  Hotels
-  Restaurants
-  Attractions

W 103rd St.

Indian Creek

College Blvd.

Antioch Rd.

Metcalf Ave.

Nall Ave.

Roe Ave.

ROSANA SQUARE

119th St.

ASPIRIA

TOP GOLF

PARK PLACE

TOWN CENTER PLAZA

HAWTHORNE PLAZA

435



LIGHTON PLAZA

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