



Westbrook III

39,718 SF available



8050 MARSHALL DRIVE, LENEXA, KS

Jones Lang LaSalle Brokerage, Inc.

Highlights

- \$23.00/SF Full Service
- 39,718 RSF available
- Internal feature staircase connecting first and second floors
- 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

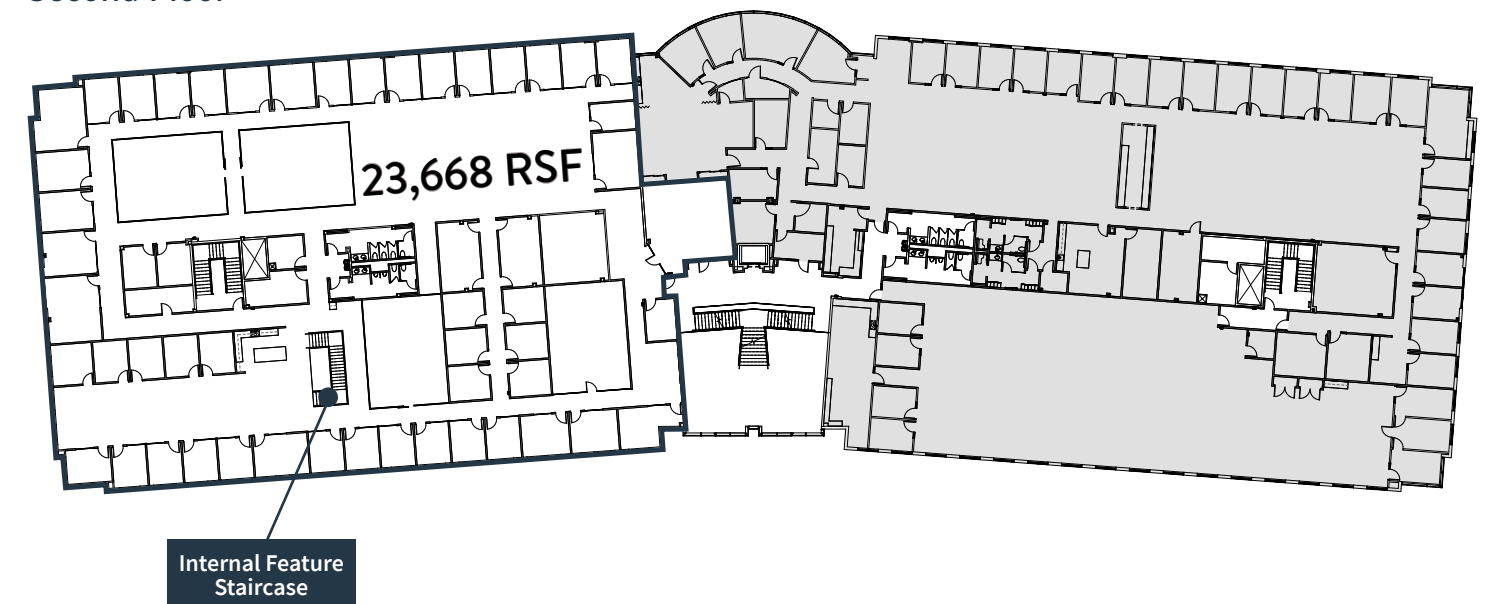


Floorplans

First Floor



Second Floor



Local Amenities

1. Location 1

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

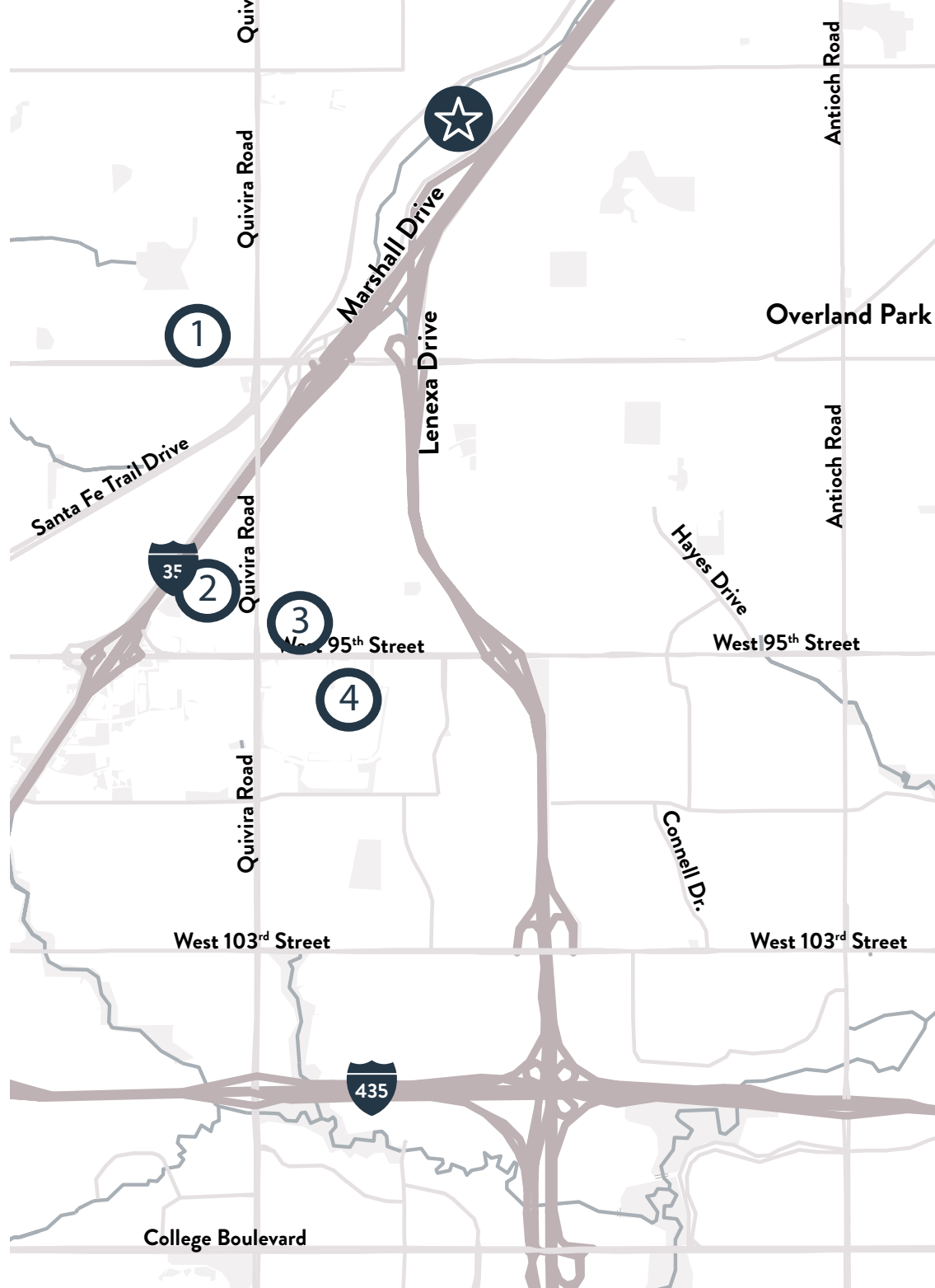
2. Location 2

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:

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