



SOUTHCREEK

CORPORATE CENTER



CLASS A BUILDING AVAILABLE FOR LEASE

12980 FOSTER ST. | OVERLAND PARK | KANSAS

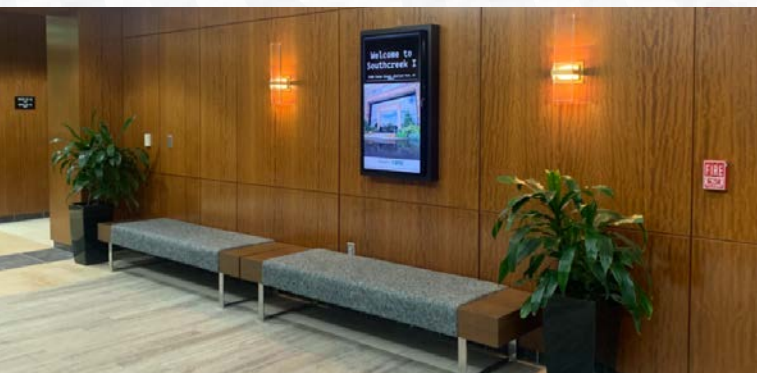




EXTERIOR BUILDING
SIGNAGE AVAILABLE



OUTDOOR PATIO WITH
WIFI CONNECTIVITY



PHASED RESTROOM UPGRADES



BUILDING CONFERENCE ROOM
WITH AV CAPABILITIES



NEW ART WORK THROUGHOUT BUILDING

PROPERTY HIGHLIGHTS

SOUTHCREEK CORPORATE CENTER is a 119,143 SF Class A office building located in the prestigious 1.7 MSF Southcreek Office Park in Overland Park, KS

SUITE SIZES available ranging from 1,100–20,000 SF with opportunities right off main building lobby

LEASE RATES \$25.00 Full Service

THE BUILDING FEATURES HIGH-END FINISHES THROUGHOUT THE LOBBY & COMMON AREAS, including phased restroom upgrades with further capital improvements plan

RECENT BUILDING UPGRADES include refreshed common areas and new soft seating in the lobby, as well as a new outdoor patio with Wi-Fi connectivity

EXTERIOR SIGNAGE available for large tenant

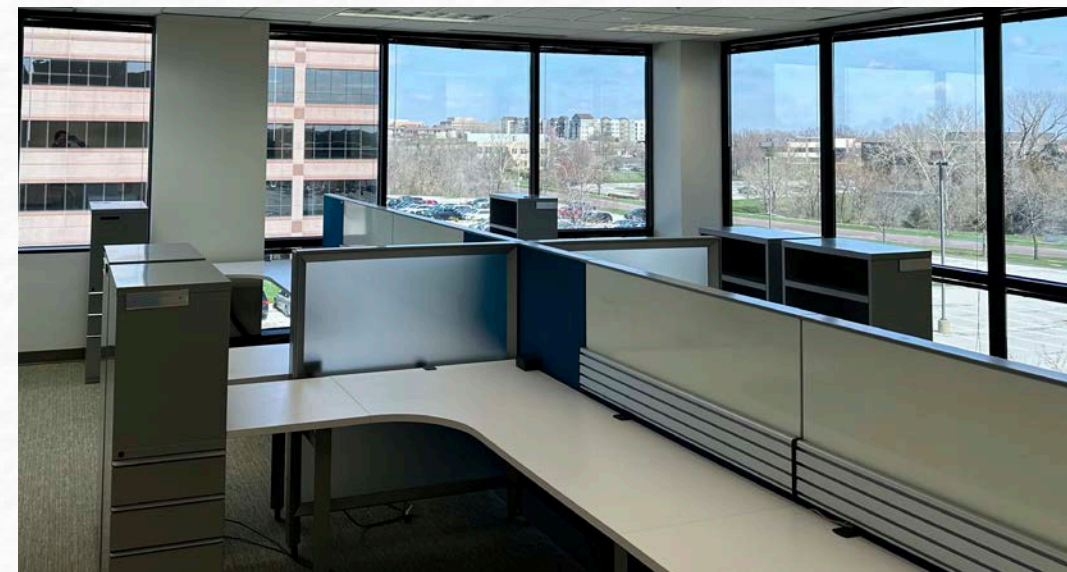
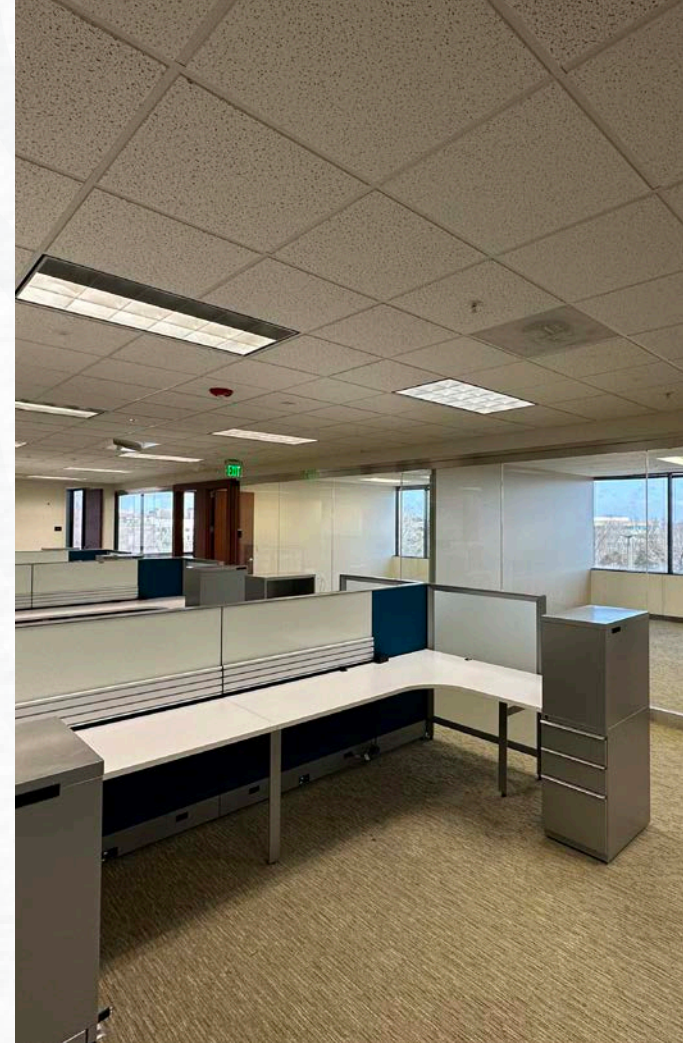
CLOSE PROXIMITY to executive housing, top public schools in the area, and 2.5 MSF of premier retail and entertainment options along the 135th Street corridor

EXCELLENT HIGHWAY ACCESS located south of I-435 and within minutes of 69 Highway

THE 26 MILE INDIAN CREEK TRAIL runs immediately adjacent to the building

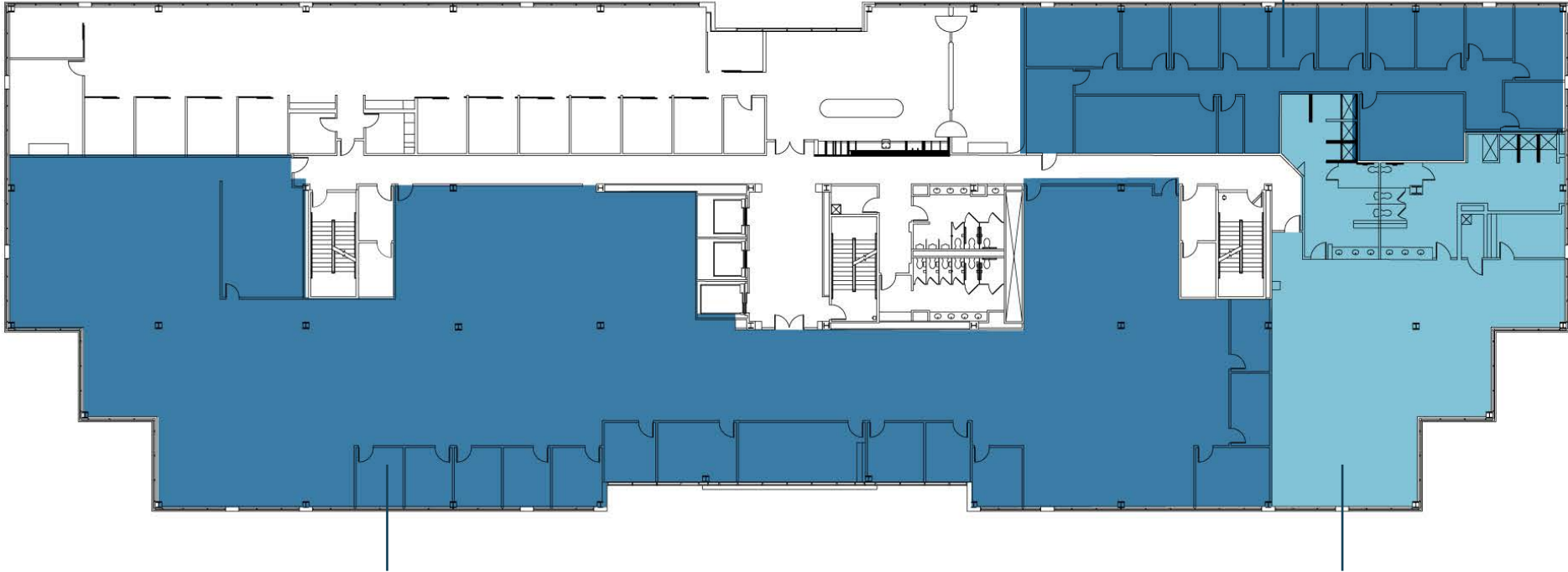
LARGE, EFFICIENT FLOOR PLATES measuring nearly 30,000 SF 4.4/1,000 SF parking ratio

THE INTERIOR SPACES benefit from 14' slab-to-slab height, 65' bay depths, and extensive ribbon glass lines, making them highly functional for a wide array of office users



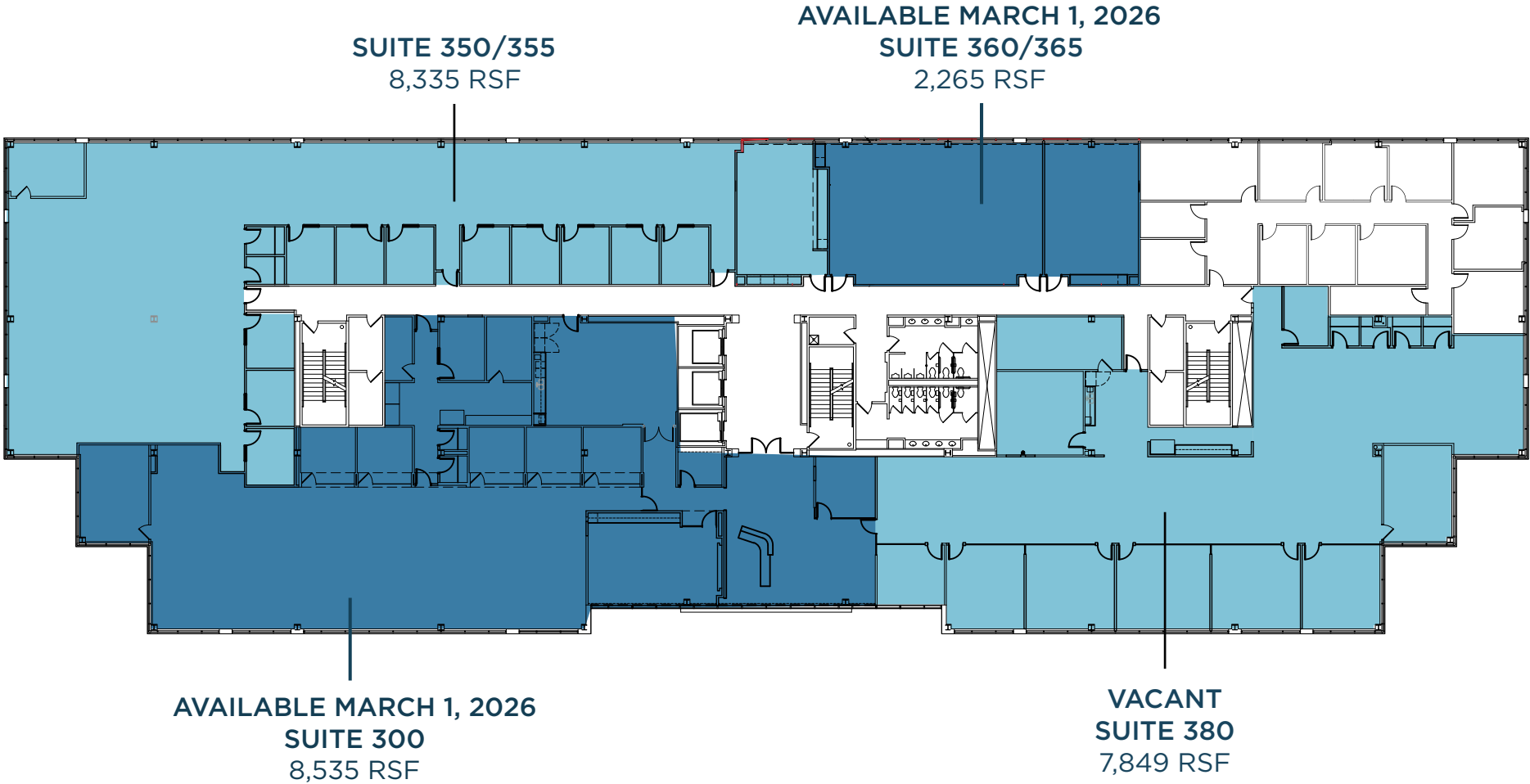


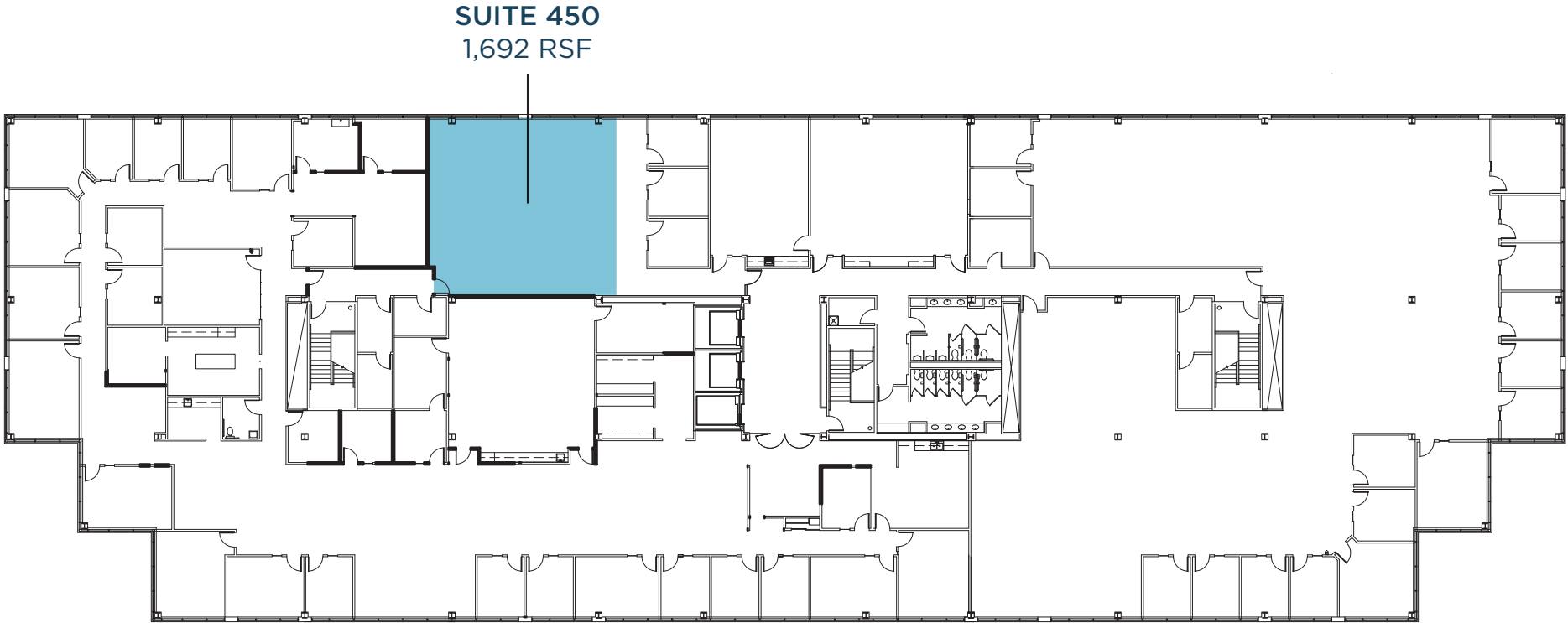
AVAILABLE JANUARY 1, 2026
SUITE 220
3,541 RSF



VACANT
SUITE 200
15,930

VACANT
SUITE 210
4,260 RSF





EVERYTHING AT YOUR FINGERTIPS

EAT

- 1 Culver's
- 2 Whataburger
- 3 Wendy's
- 4 First Watch
- 5 Shack Breakfast & Lunch
- 6 Red Robin
- 7 Taco Bell
- 8 Penn Station
- 9 Strouds
- 10 Dairy Queen
- 11 Chick-fil-A
- 12 Panda Express
- 13 Jimmy John's
- 14 Starbucks
- 15 Noodles and Company
- 16 Smoothie King
- 17 Another Broken Egg Café
- 18 Chipotle

- 19 Snooze, A.M. Eatery
- 20 Nick & Jake's
- 21 Panera Bread
- 22 Crumbl Cookies
- 23 Goodcents
- 24 Kyoto Sushi
- 25 Corner Bakery Café
- 26 Maggiano's Little Italy
- 27 Redrock Canyon Grill
- 28 KPOT

- 29 QDOBA
- 30 Prime Sushi
- 31 Dave & Buster's
- 32 Buffalo Wild Wings
- 33 Protein House
- 34 Firebirds Wood Fired Grill
- 35 The Brew Top Pub and Patio
- 36 SPIN! Pizza
- 37 CAVA

- 38 BIBIBOP Asian Grill
- 39 Potbelly
- 40 Chicken N Pickle
- 41 Andy's Frozen Custard
- 42 Rock & Brews
- 43 Wine Bunker
- 44 Grimaldi's Pizzeria
- 45 The Brass Onion
- 46 Pinstripes
- 47 CocoBolos Mexican Grill

- 48 Veritas Whiskey and Wine Grill

LIVE

- 1 Aldi
- 2 Sam's Club
- 3 The Home Depot
- 4 Basecamp Fitness
- 5 B&B Theatres
- 6 Ethan Allen

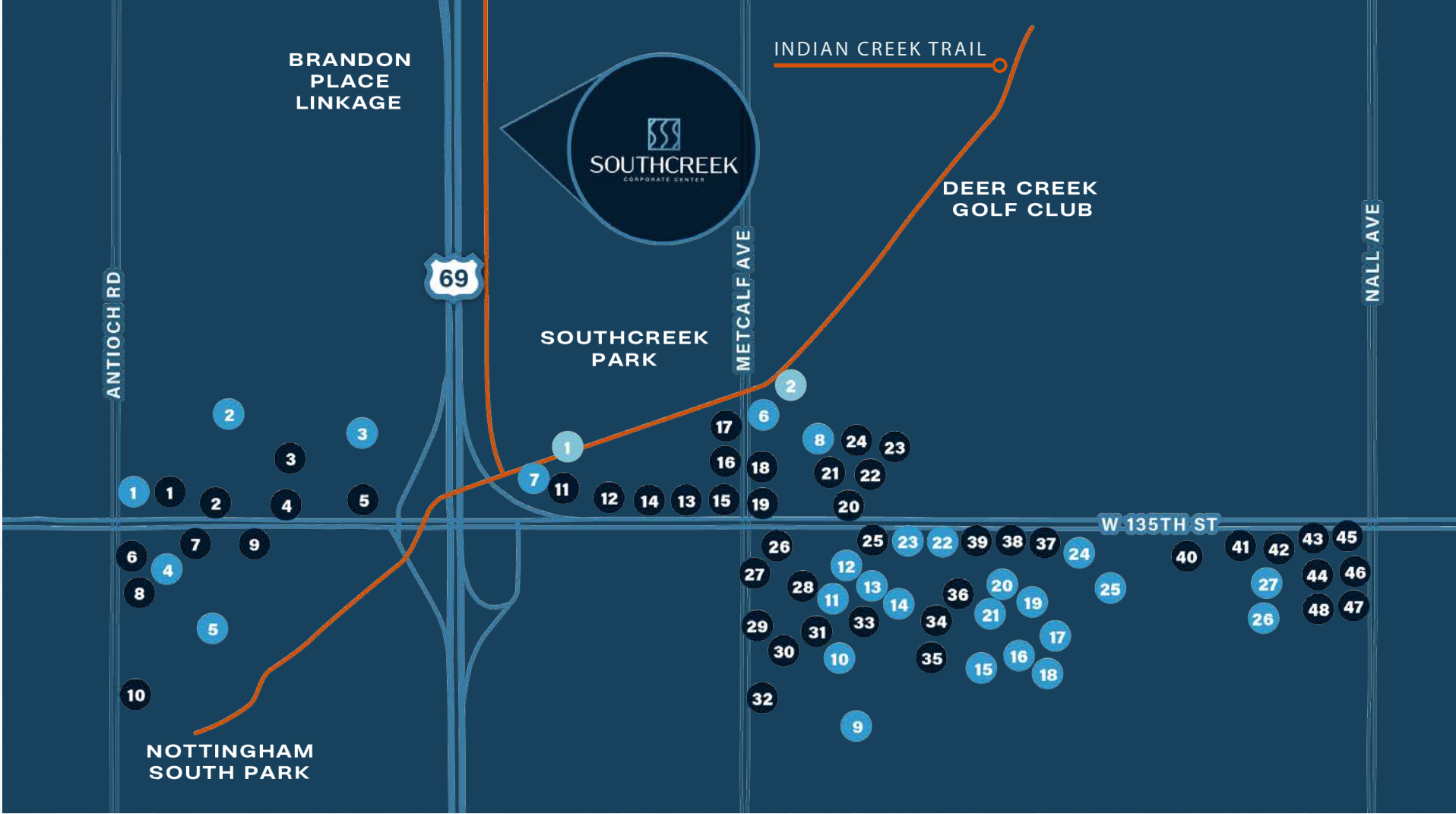
- 7 La-Z-Boy
- 8 Hen House Market
- 9 Life Time Fitness
- 10 JCPenney
- 11 Sprouts Farmers Market
- 12 Crowley Furniture
- 13 Bassett Furniture
- 14 Von Maur
- 15 SCHEELS
- 16 Kirkland's

- 17 BRKTHROUGH
- 18 ULTA
- 19 Beef Jerky Outlet
- 20 Petco
- 21 Luxuria Exquisite Home Furnishings
- 22 Men's Wearhouse
- 23 Jared
- 24 REI
- 25 HomeGoods

- 26 Museum at Prairiefire
- 27 AMC Dine-In Theater

STAY

- 1 Holiday Inn Express & Suites
- 2 TownePlace Suites





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CORPORATE CENTER

FOR MORE INFORMATION, PLEASE CONTACT

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