



**SOUTHCREEK**  
CORPORATE CENTER

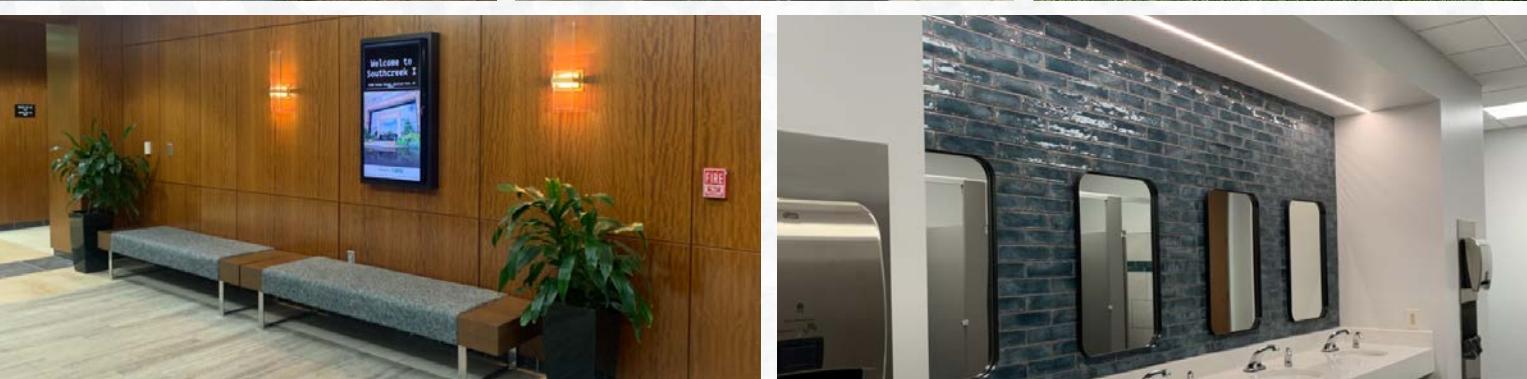


**CLASS A BUILDING AVAILABLE FOR LEASE**  
12980 FOSTER ST. | OVERLAND PARK | KANSAS

 CUSHMAN &  
WAKEFIELD



## 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

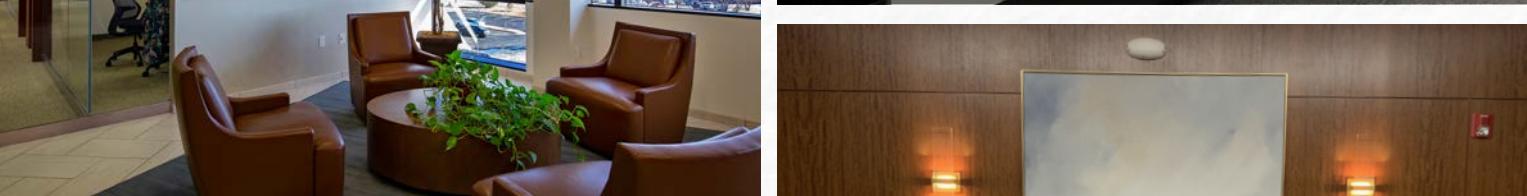
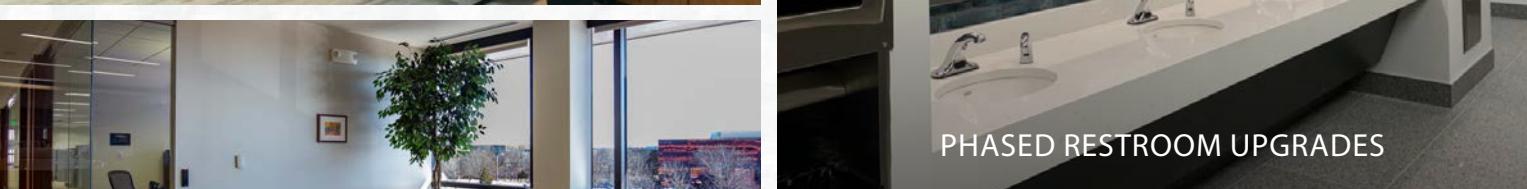
**CLOSE PROXIMITY** to executive housing, top public schools in the area, and 2.5 MSF of premier retail and entertainment options along the 135th Street corridor

**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



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## STACKING PLAN

## FIRST FLOOR



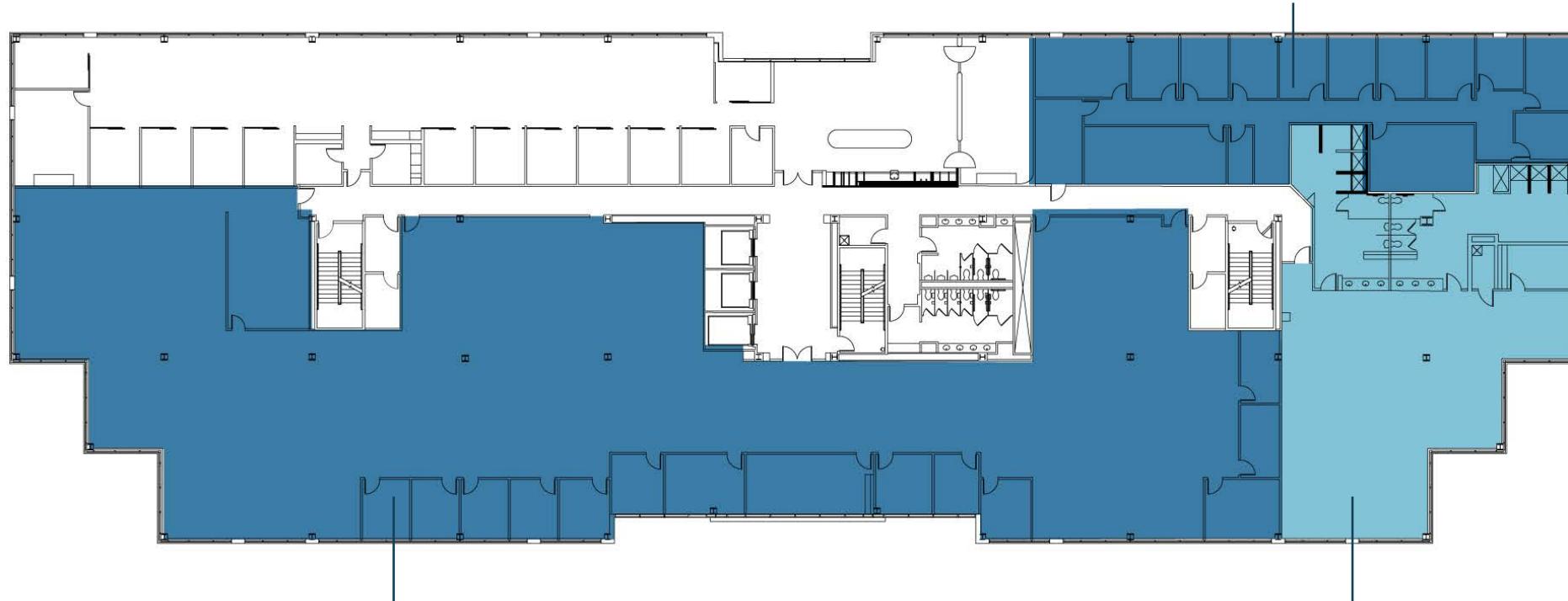
STACKING PLAN

SECOND FLOOR

AVAILABLE JANUARY 1, 2026

SUITE 220

3,541 RSF



VACANT  
SUITE 200  
15,930

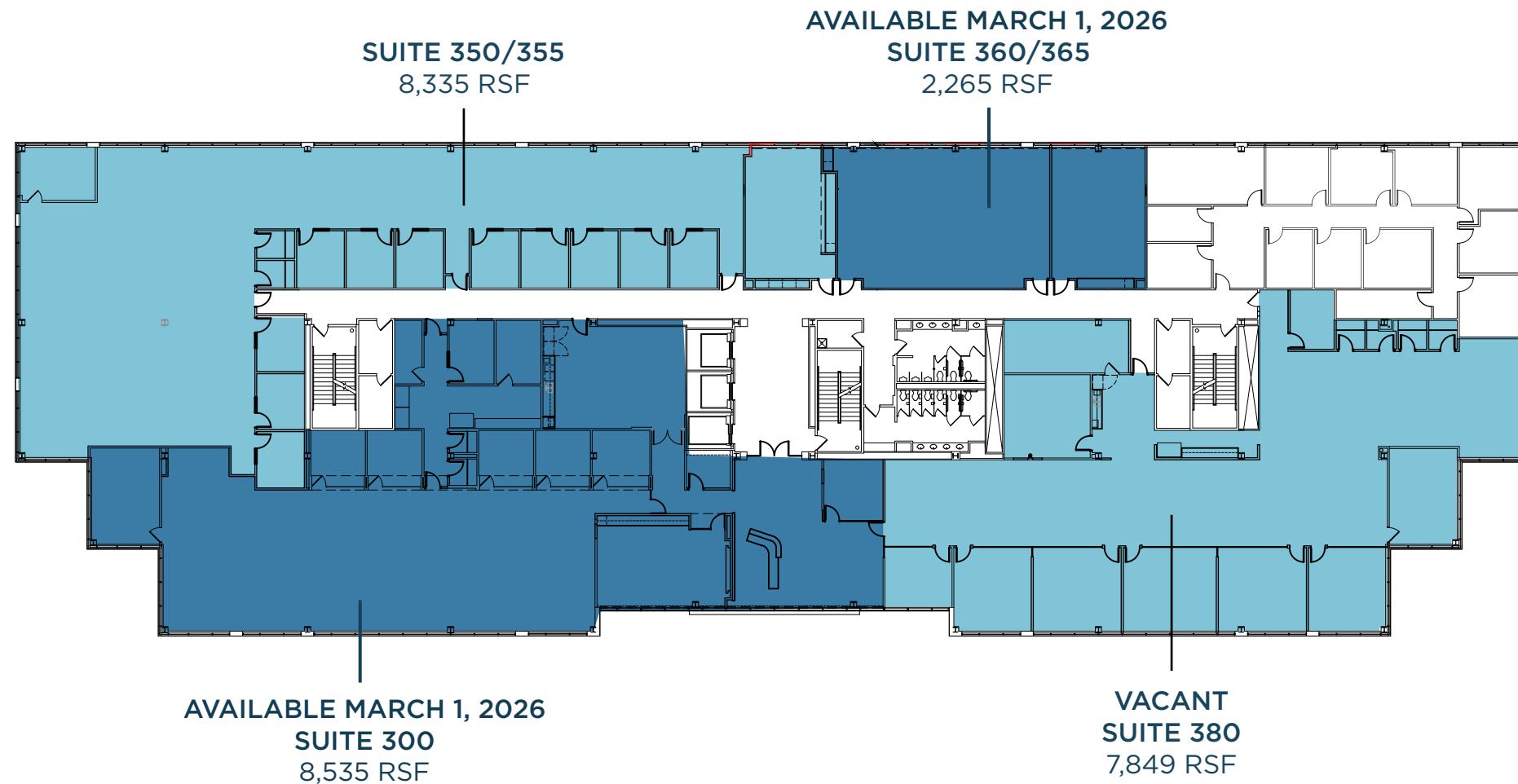
VACANT  
SUITE 210  
4,260 RSF



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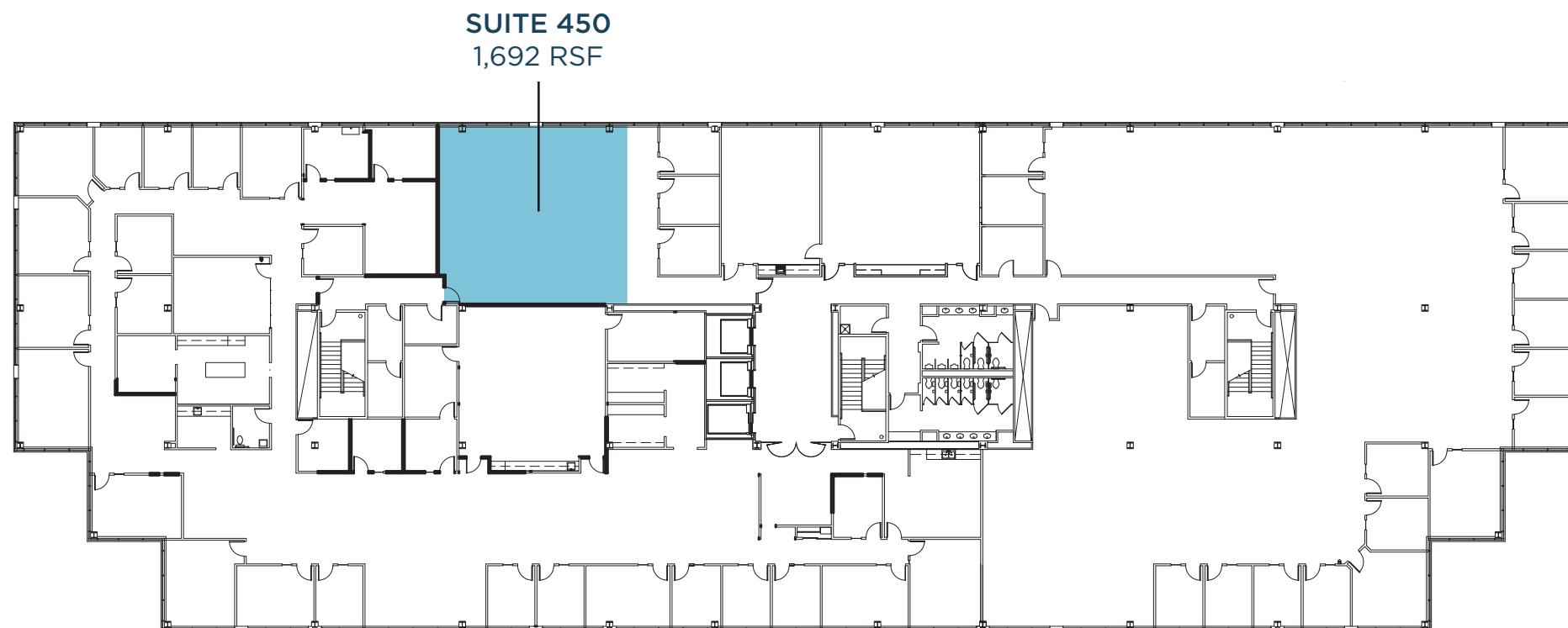
STACKING PLAN

THIRD FLOOR



STACKING PLAN

FOURTH FLOOR

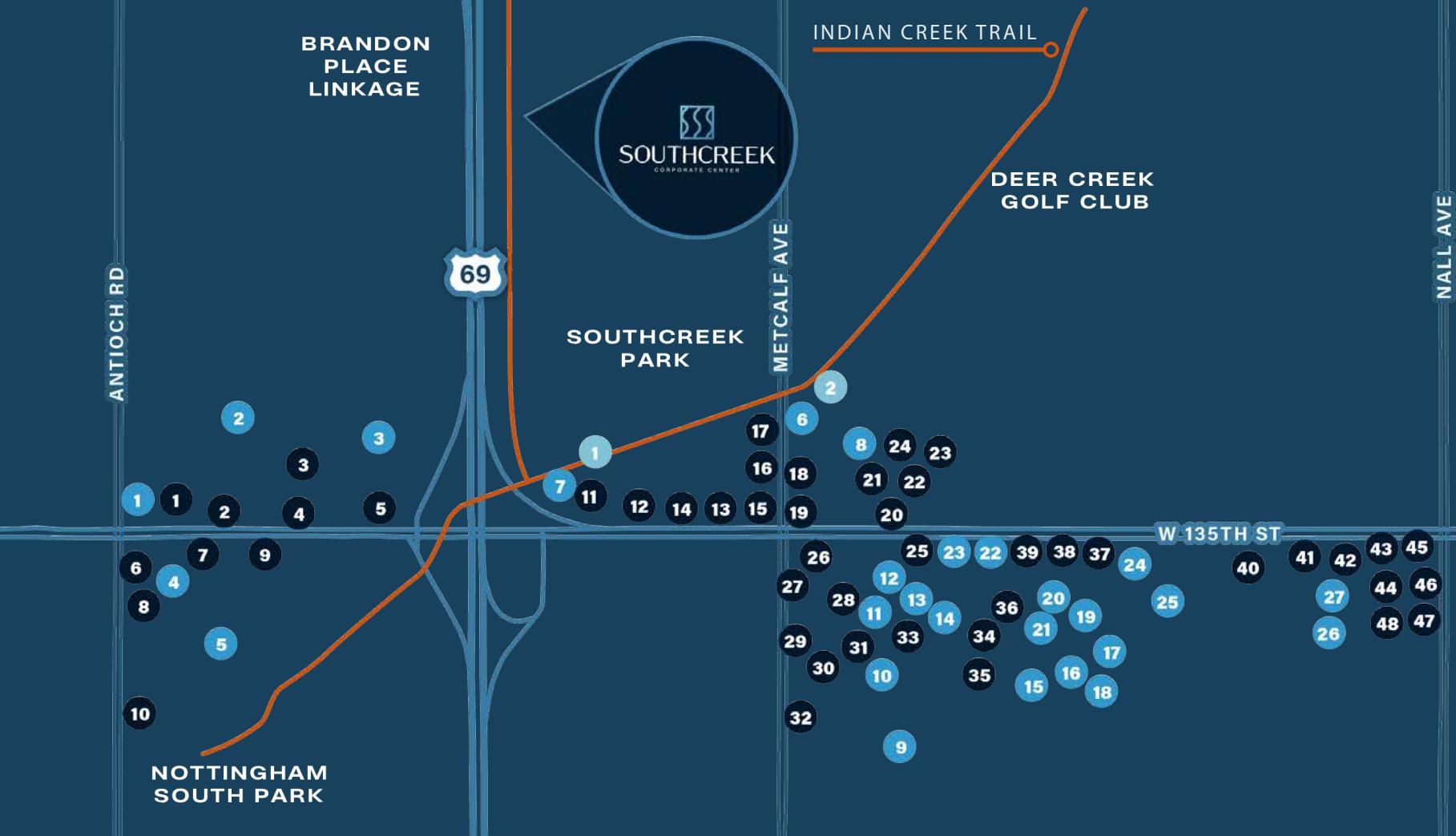


# EVERYTHING AT YOUR FINGERTIPS

## 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

## BRANDON PLACE LINKAGE



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

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

7 La-Z-Boy

8 Hen House Market

9 Life Time Fitness

10 JCPenney

11 Aldi

12 Sam's Club

13 The Home Depot

14 Basecamp Fitness

15 B&B Theatres

16 Ethan Allen

17 Crowley Furniture

18 Bassett Furniture

19 Von Maur

20 SCHEELS

21 Jared

22 Kirkland's

17 BRKTHROUGH

18 ULTA

19 Beef Jerky Outlet

20 Petco

21 Luxuria Exquisite

22 Home Furnishings

23 Men's Wearhouse

24 Jared

25 REI

26 HomeGoods

## 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 Aldi

12 Sam's Club

13 The Home Depot

14 Basecamp Fitness

15 B&B Theatres

16 Ethan Allen

26 Museum at Prairiefire

27 AMC Dine-In Theater

## STAY

1 Holiday Inn Express & Suites

2 TownePlace Suites



FOR MORE INFORMATION, PLEASE CONTACT

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