



SOUTHCREEK
CORPORATE CENTER



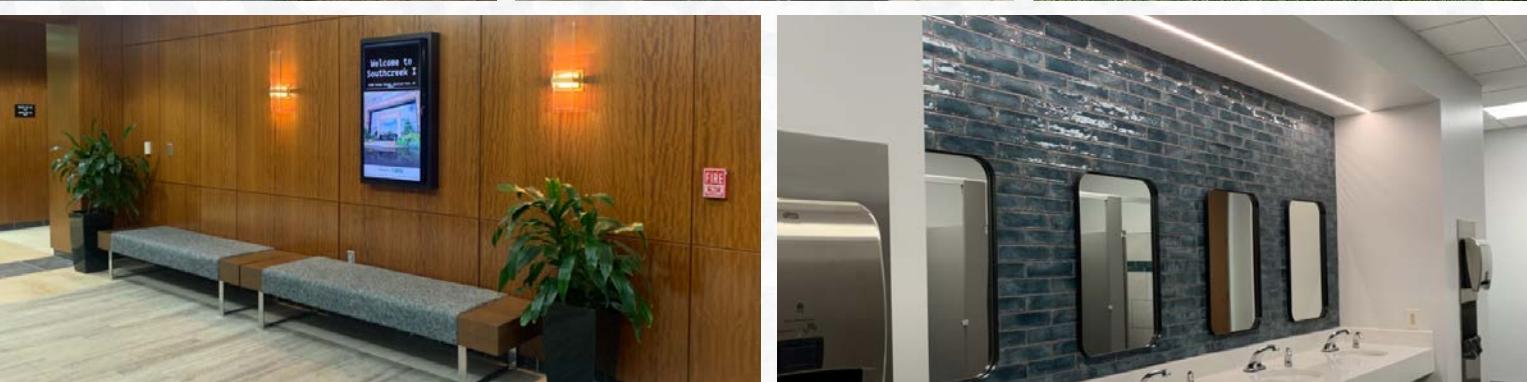
CLASS A BUILDING AVAILABLE FOR LEASE

12980 FOSTER ST. | OVERLAND PARK | KANSAS

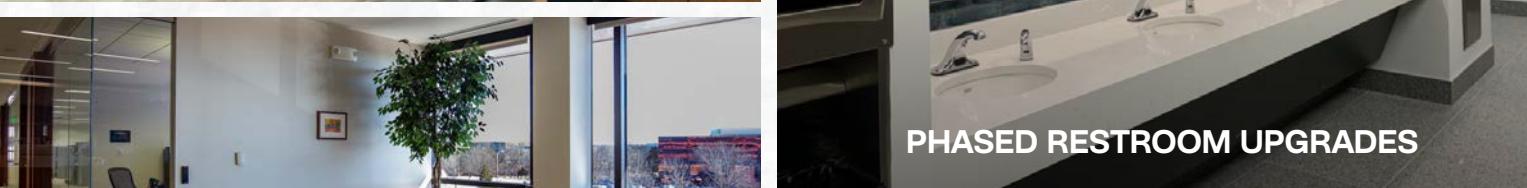
 CUSHMAN &
WAKEFIELD



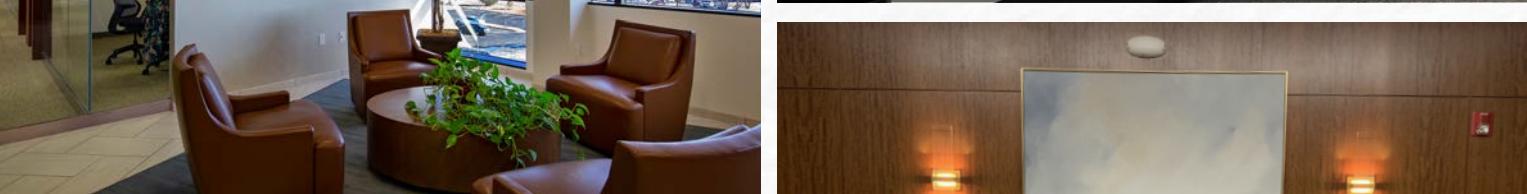
EXTERIOR BUILDING SIGNAGE AVAILABLE



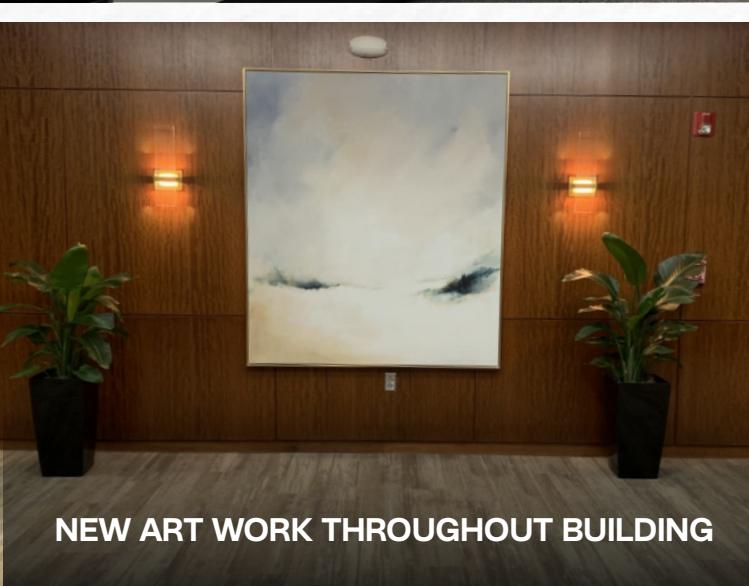
OUTDOOR PATIO WITH WIFI CONNECTIVITY



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

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



STACKING PLAN

FIRST FLOOR



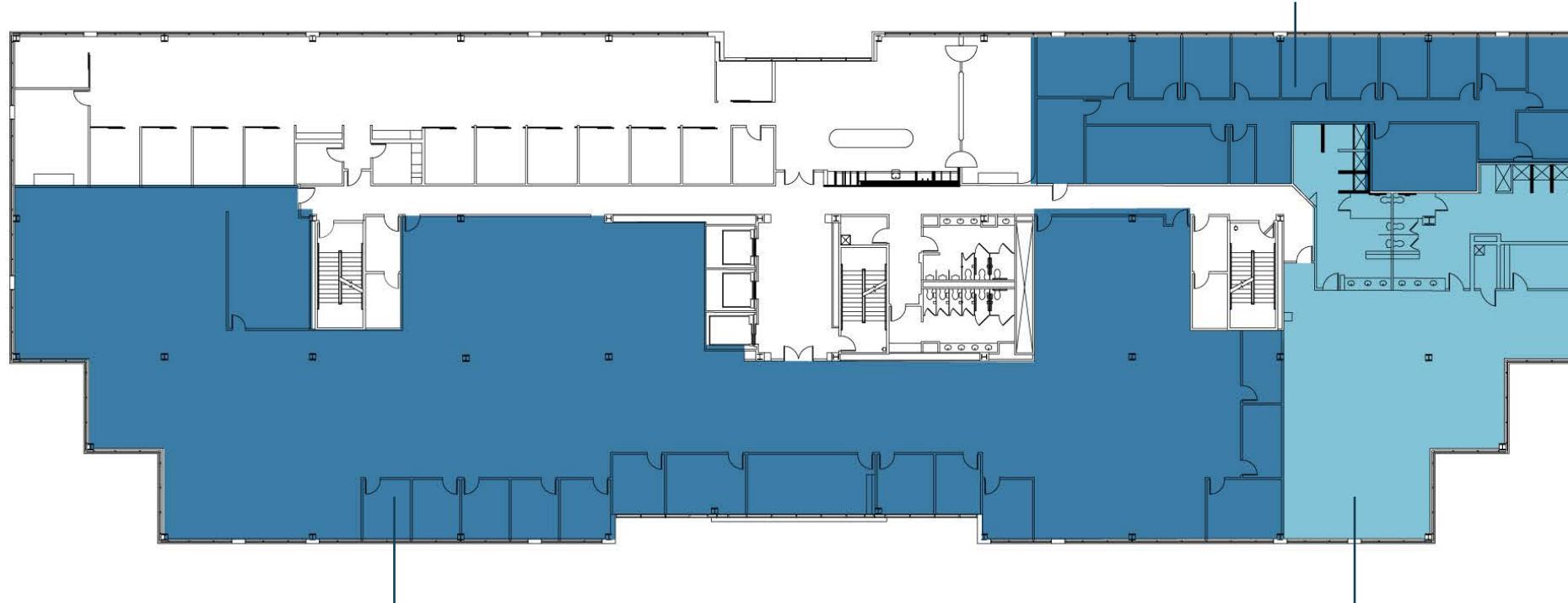
STACKING PLAN

SECOND FLOOR

AVAILABLE JANUARY 1, 2026

SUITE 220

3,541 RSF



VACANT
SUITE 200
15,930

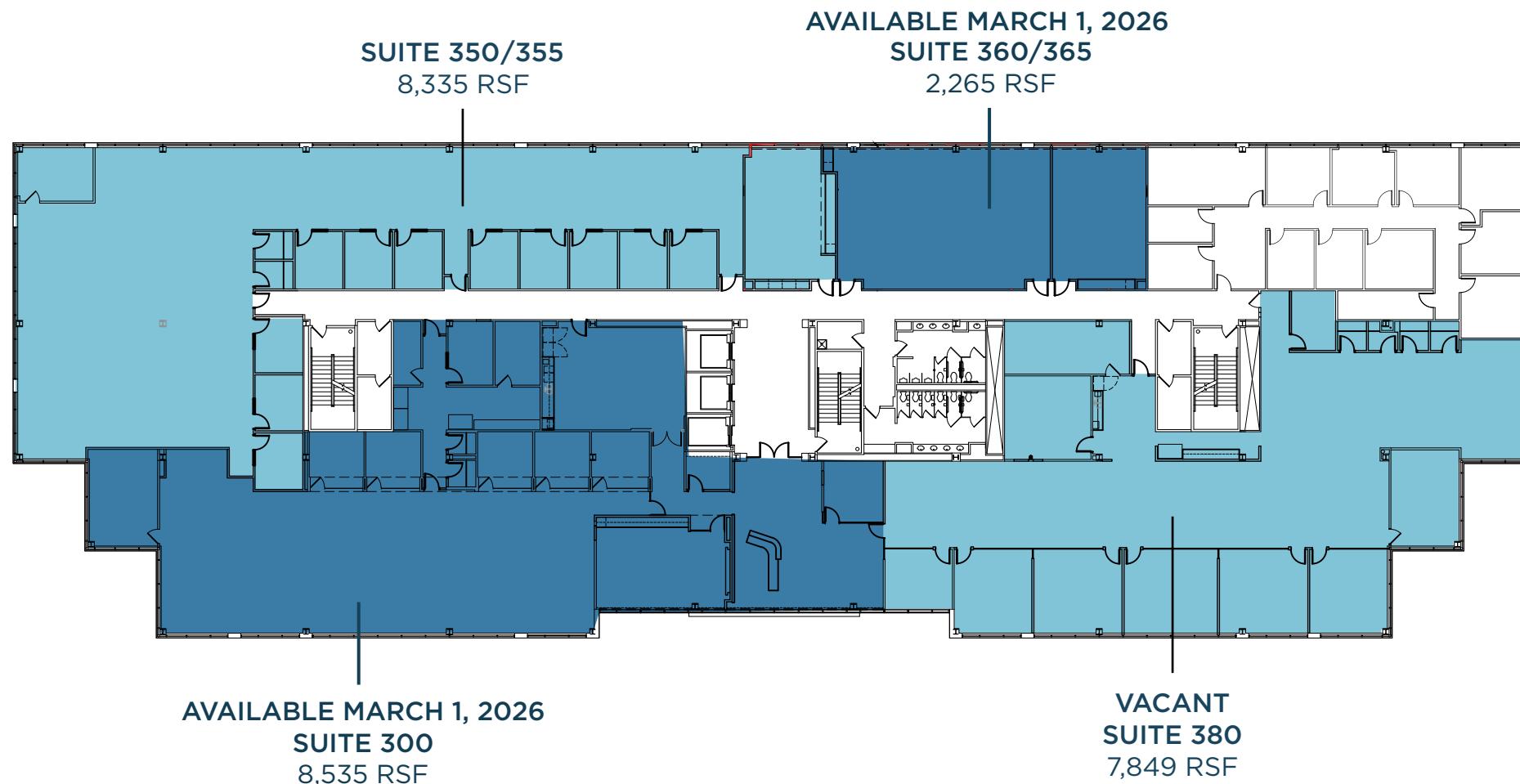
VACANT
SUITE 210
4,260 RSF



SOUTHCREEK
CORPORATE CENTER

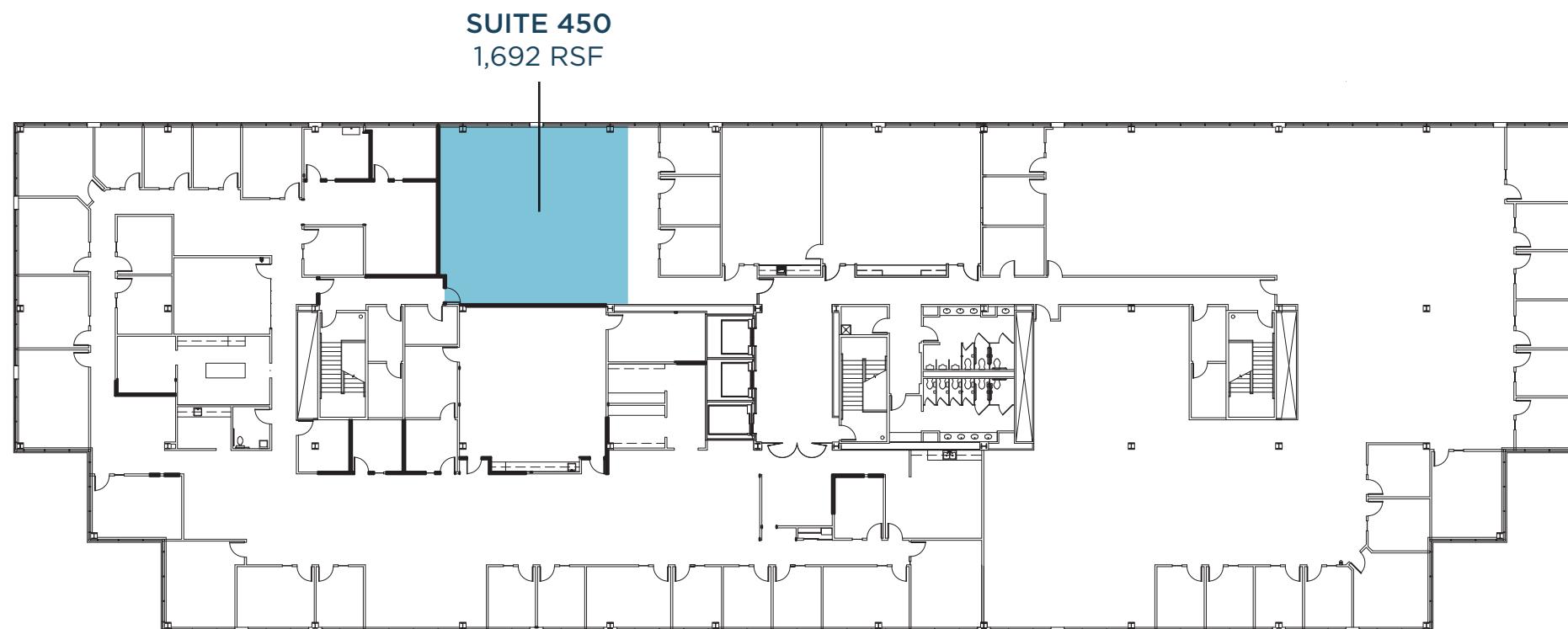
STACKING PLAN

THIRD FLOOR



STACKING PLAN

FOURTH FLOOR

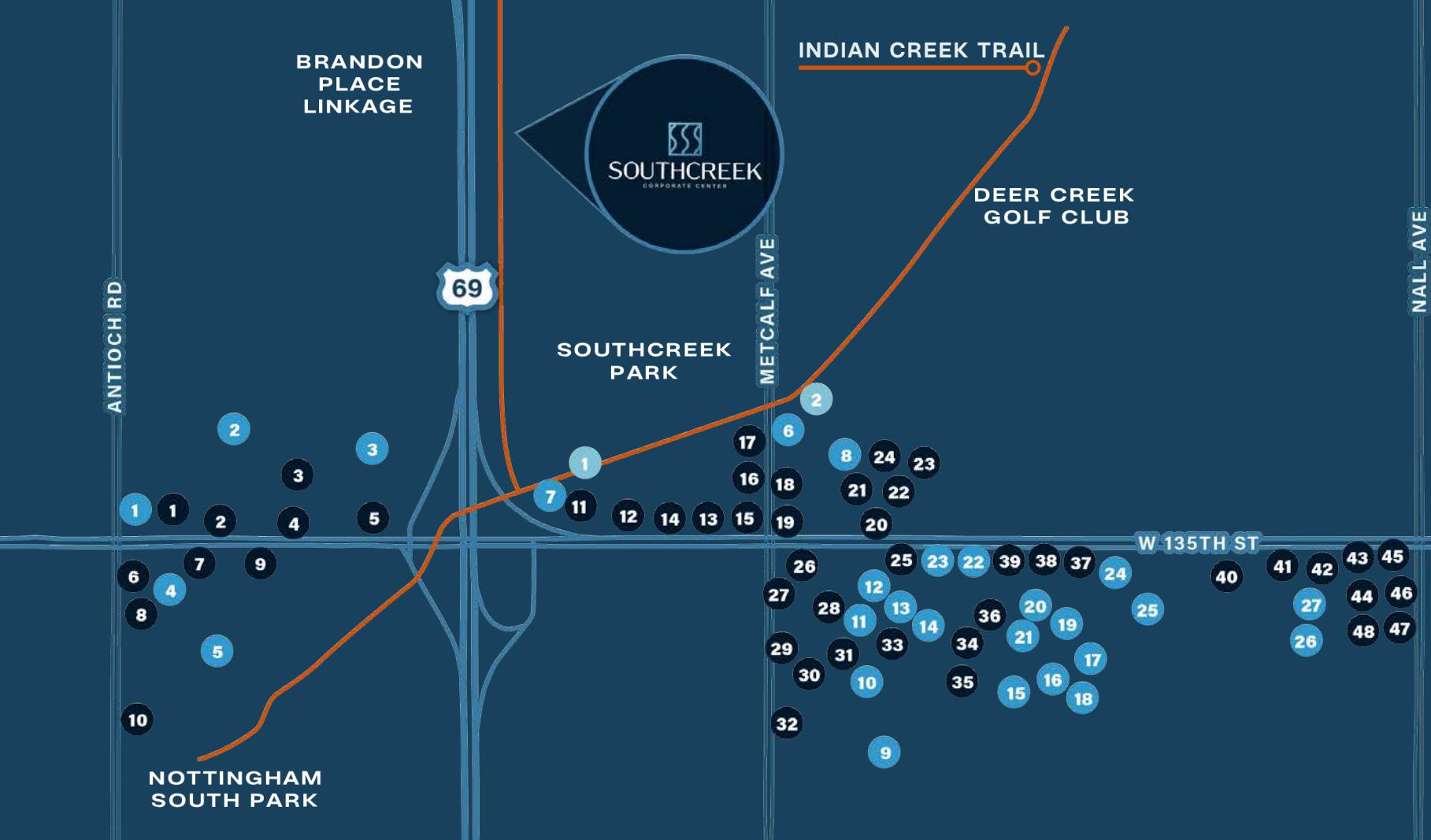


EVERYTHING AT YOUR FINGERTIPS

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 Sprouts Farmers Market

12 Crowley Furniture

13 Bassett Furniture

14 Von Maur

15 SCHEELS

16 Ethan Allen

INDIAN CREEK TRAIL

LIVE

17 BRKTHROUGH

18 ULTA

19 Beef Jerky Outlet

20 Petco

21 Luxuria Exquisite

22 Men's Wearhouse

23 Jared

24 REI

25 HomeGoods

STAY

1 Holiday Inn Express & Suites

2 TownePlace Suites



FOR MORE INFORMATION, PLEASE CONTACT

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