



8006

FOSTER STREET

OVERLAND PARK, KS 66204

DO NOT DISTURB TENANT

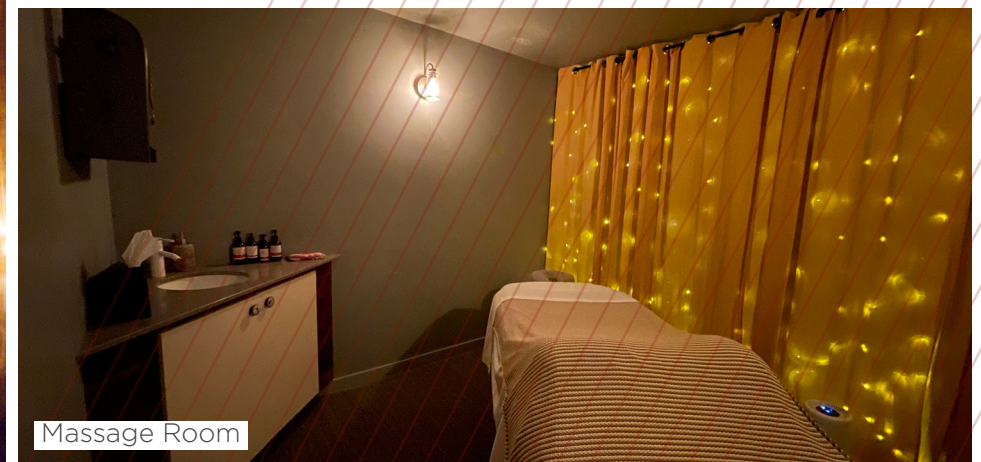
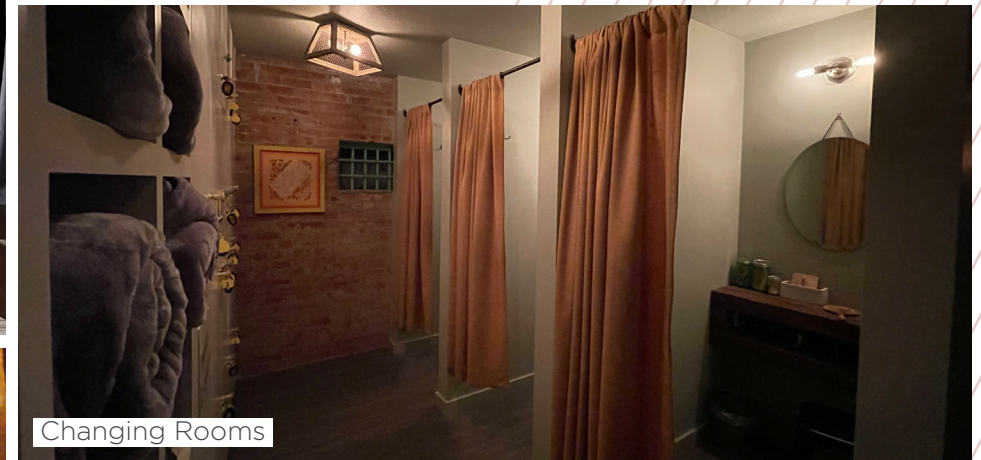


Property Highlights

- Move In Ready Salon & Spa space available in the heart of thriving Downtown Overland Park
- This highly efficient suite is 3,214± square feet and was fully renovated in 2013
- Suite includes 8 treatment rooms with water, as well as two separate showers (traditional & steam)
- Additional support spaces include a changing area with lockers, a beautiful pretreatment waiting area and office with washer & dryer hookups
- Existing furnishings owned by current operator but can be purchased separately
- Highly walkable area with over 100,000 SF of office space nearby as well as a vibrant retail & dining scene
- Lease rate: \$22.00 SF NNN. Net charges are \$4.07 SF
- Free public parking available for clients and 1-2 employee spaces at the back of the building

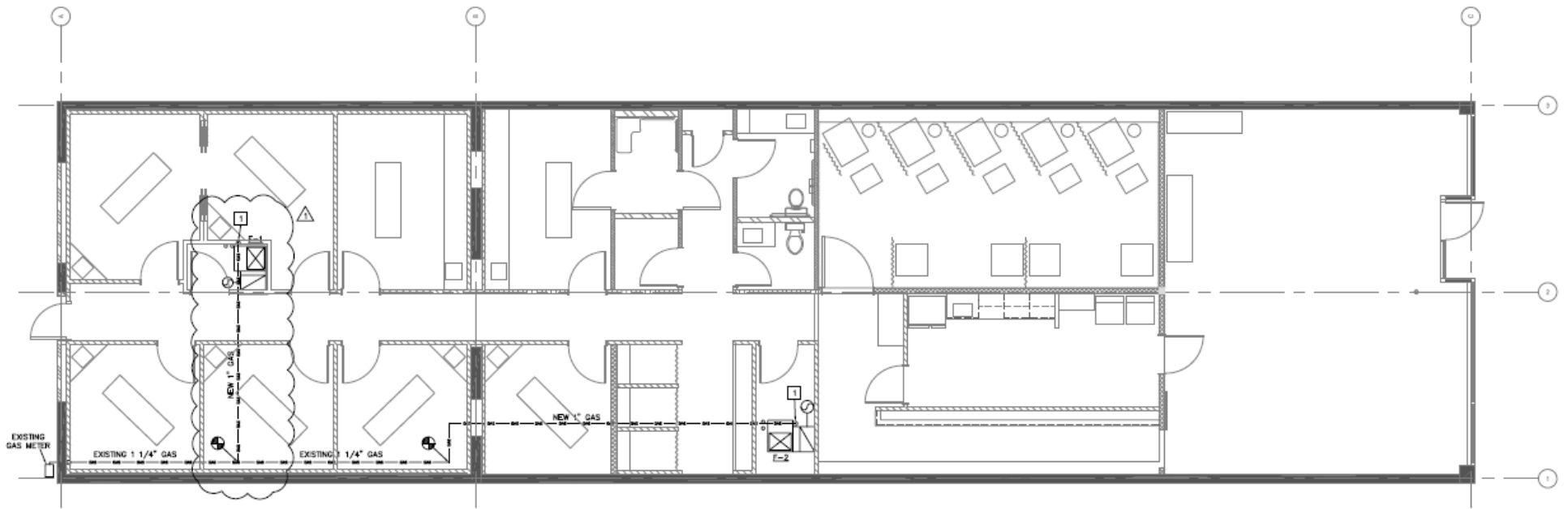


Property Photos



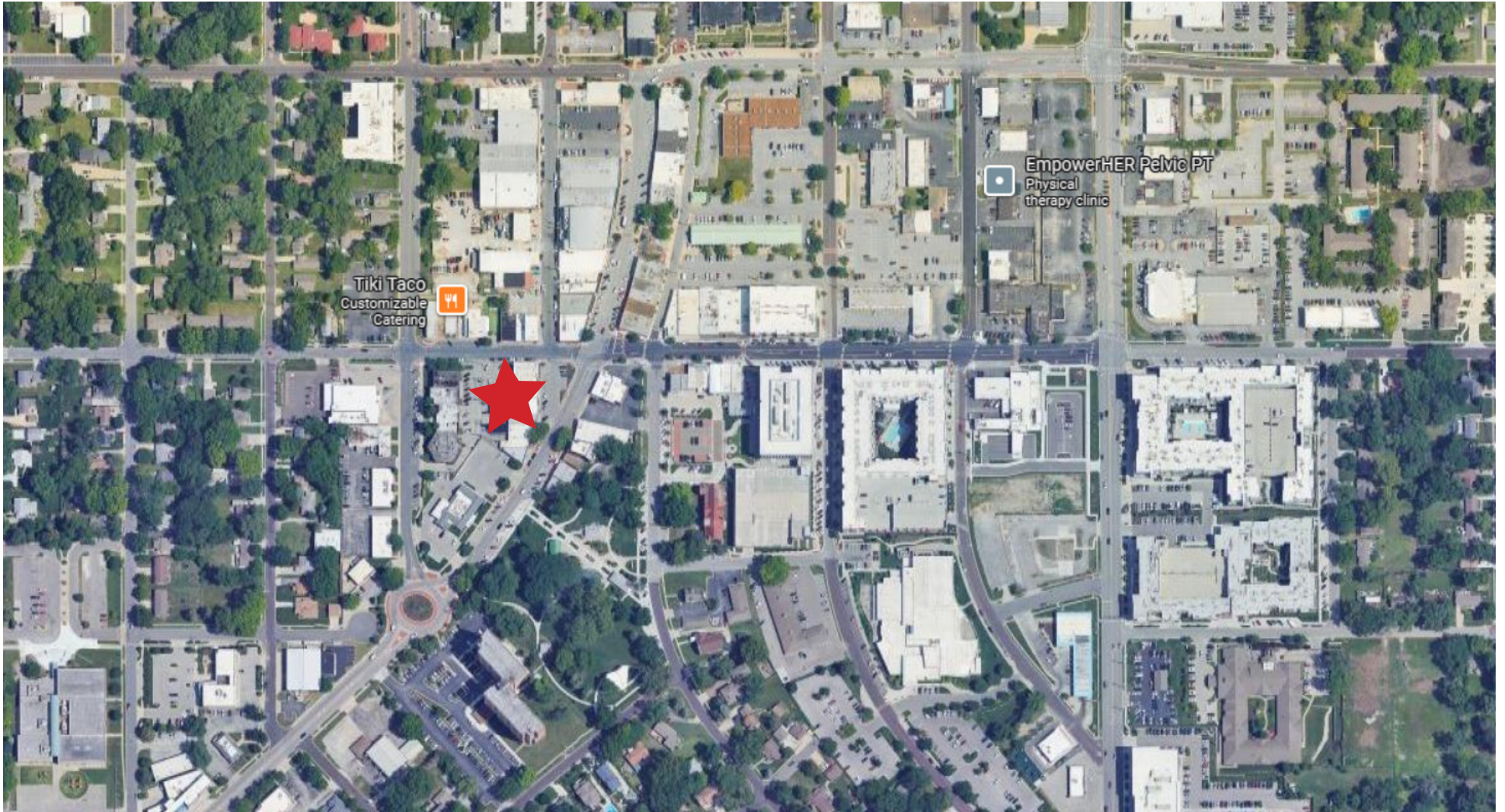
Property Photos





Floor Plan

OVERLAND PARK, KS 66204



Aerial Map

OVERLAND PARK, KS 66204



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