



**EDISON**  
DISTRICT

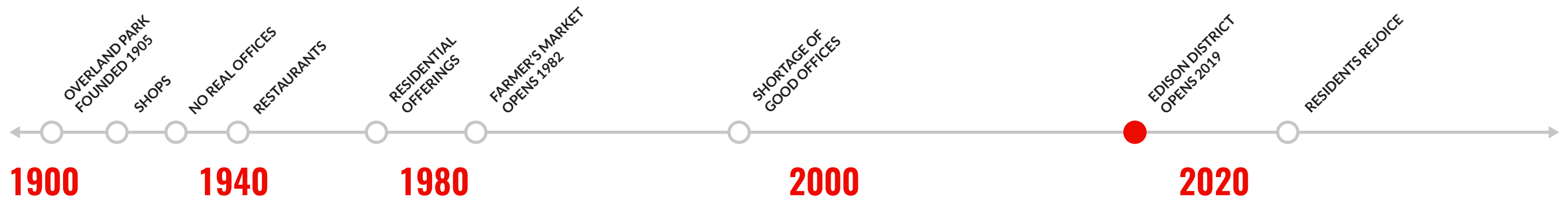
**41,000 SQFT**

**NOW AVAILABLE**

80TH & MARTY • DOWNTOWN OVERLAND PARK, KS • [EDISONDISTRICT.COM](https://edisondistrict.com)

OFFICE **31,000+ SQFT** • RETAIL **10,000+ SQFT** • FOOD HALL • EVENT PLAZA





### Downtown Overland Park is a very walkable area.

Downtown OP offers an array of unique shops and restaurants and numerous new, inviting housing options.



### But there has been an absence of office spaces.

A few storefronts have been converted to office spaces, but there continues to be a void of Class A office space.



### Edison District allows for a work/life balance.

Say goodbye to commuting. Edison District offers a place to work that's close to where you live.

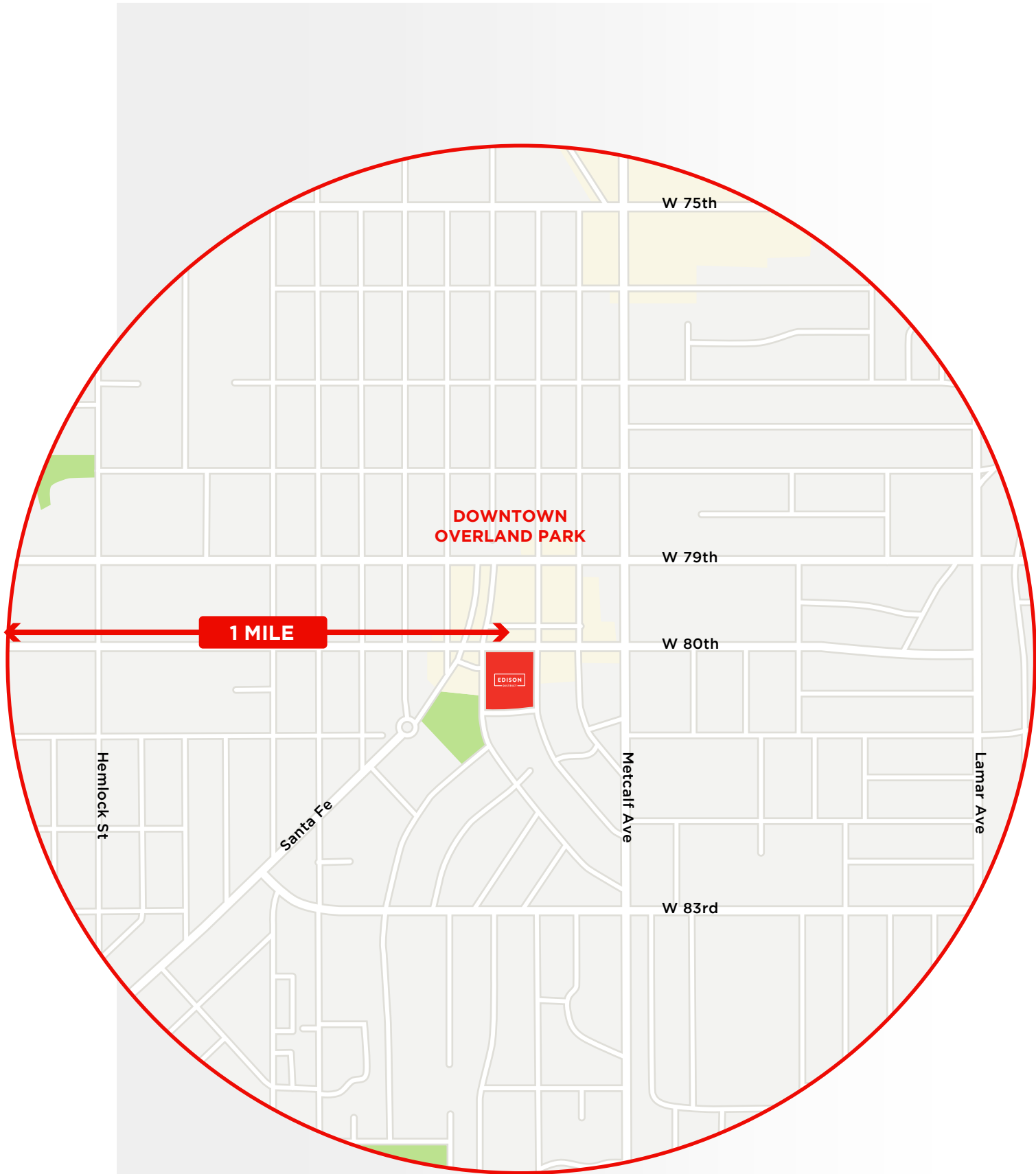


### Much more than just an office building.

The District offers additional retail and restaurants, a venue for community activities, and *much* needed parking.







	DOWNTOWN OVERLAND PARK	COLLEGE & METCALF	CROSSROADS	
WALKABILITY	6,381 <small>2x households compared to College &amp; Metcalf</small>	3,148	8,206	HOUSEHOLDS
HOUSEHOLD INCOME	\$61,749	\$73,390	\$57,910	
TOTAL HOUSING UNITS	6,938	3,441	10,300	
	2,430	1,537	6,769	RENTER
WORK FORCE	3,421	1,971	6,965	MILLENNIAL





1 PREMIUM OFFICE SPACE

100,000 square feet of office space that you'll enjoy spending time in. Virtually column-free 25,000 sqft floor plates with generous amounts of covered parking (complete with walkway). There is an additional 15,800 sqft of office space available in an historic church building to the south. A unique corporate home, renovated to suit your needs.



2 CHEF COLLECTIVE

STRANG HALL

Strang Hall, named after the founder of Overland Park, offers a unique dining experience featuring six chefs exhibiting their passion for exceptional cuisine. The hall will also feature a coffee shop and bar stocked with the best local craft beer, cocktails, and wine on tap.

[stranghall.com](http://stranghall.com)



3 EVENT PLAZA

This plaza area features a versatile event space that's sure to bring an increased vitality to historic, downtown Overland Park.

4 PLENTY OF PARKING

Edison District features a 4-level parking garage along with plenty of surface parking.

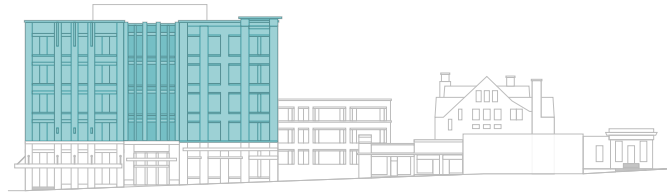


5 RETAIL SPACE

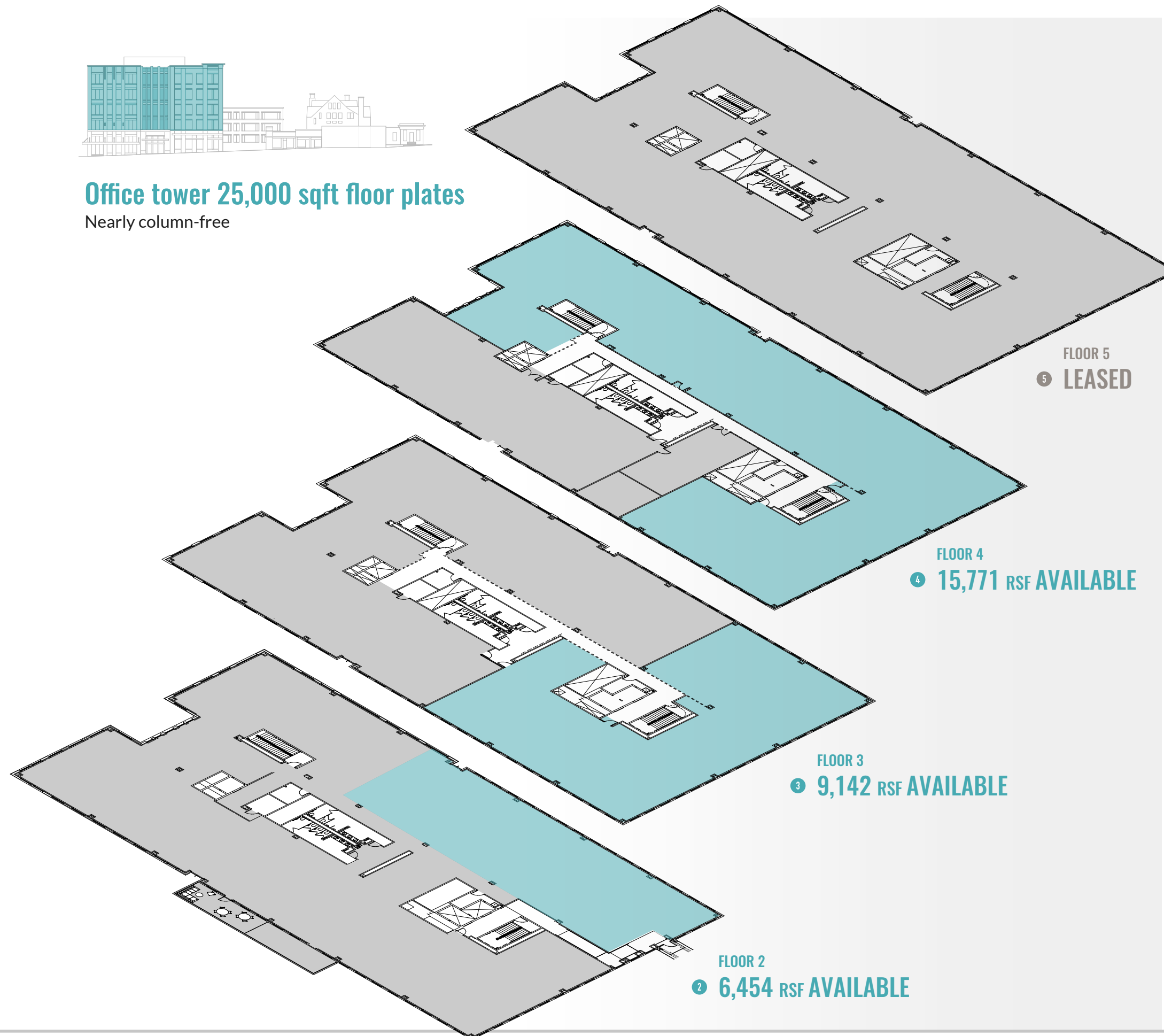
With over 10,000 sf available across two different buildings, Edison District hopes to bring in vibrant retail into historic downtown Overland Park. These spaces will make for great restaurant or destination retail stores, located within walking distance of several modern apartment complexes.







**Office tower 25,000 sqft floor plates**  
Nearly column-free



**FOR MORE INFO ON OFFICE LEASING**

**RJ TROWBRIDGE**  
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Outdoor event plaza & lots of parking

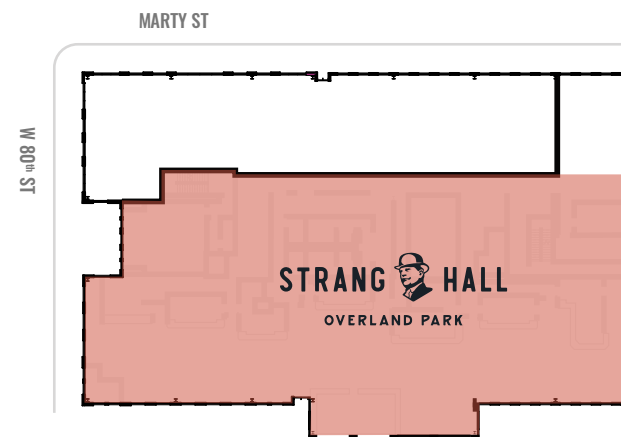






## A chef collective

Enjoy six different chef-driven concepts along with a coffee shop and bar with cocktails, craft beer, and wine on tap.







## 6,700 sqft of prime, street level retail or office

Perfect for restaurants, destination retail stores or small office users

MARTY ST

W 80<sup>th</sup> ST

6,700 sqft of retail or office

STRANG  HALL  
OVERLAND PARK



## Additional retail space

Detached from main building

Approx. 3,000 sq ft available



## Historic bank building

Remodeled and already leased!

### FOR MORE INFO ON RETAIL LEASING

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