

**EDISON**  
DISTRICT

RETAIL

**10,000+ SQFT**

**NOW AVAILABLE**

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

OFFICE **30,000+ SQFT** • RETAIL **10,000+ SQFT** • FOOD HALL • EVENT PLAZA





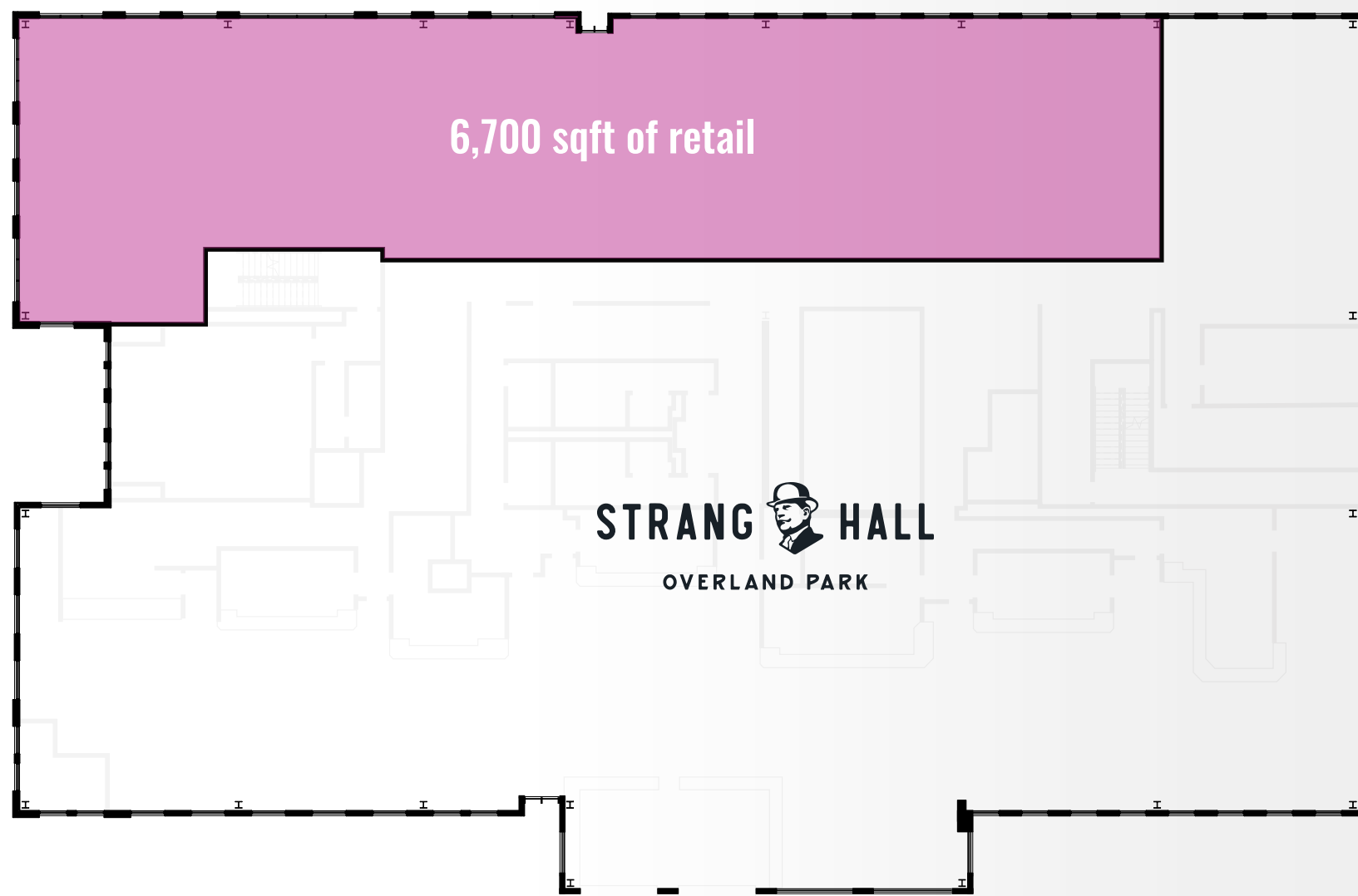
## 6,700 sqft of prime, street level retail

Perfect for restaurants or destination retail stores

\$28.00 PSF NNN

MARTY ST

W 80<sup>th</sup> ST



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

#### ISABELLE SHAW

OFFICE +1 913 469 4652

MOBILE +1 251 767 5727

isabelle.shaw@am.jll.com

#### RJ TROWBRIDGE

OFFICE +1 913 469 4637

MOBILE +1 913 708 0586

rj.trowbridge@am.jll.com



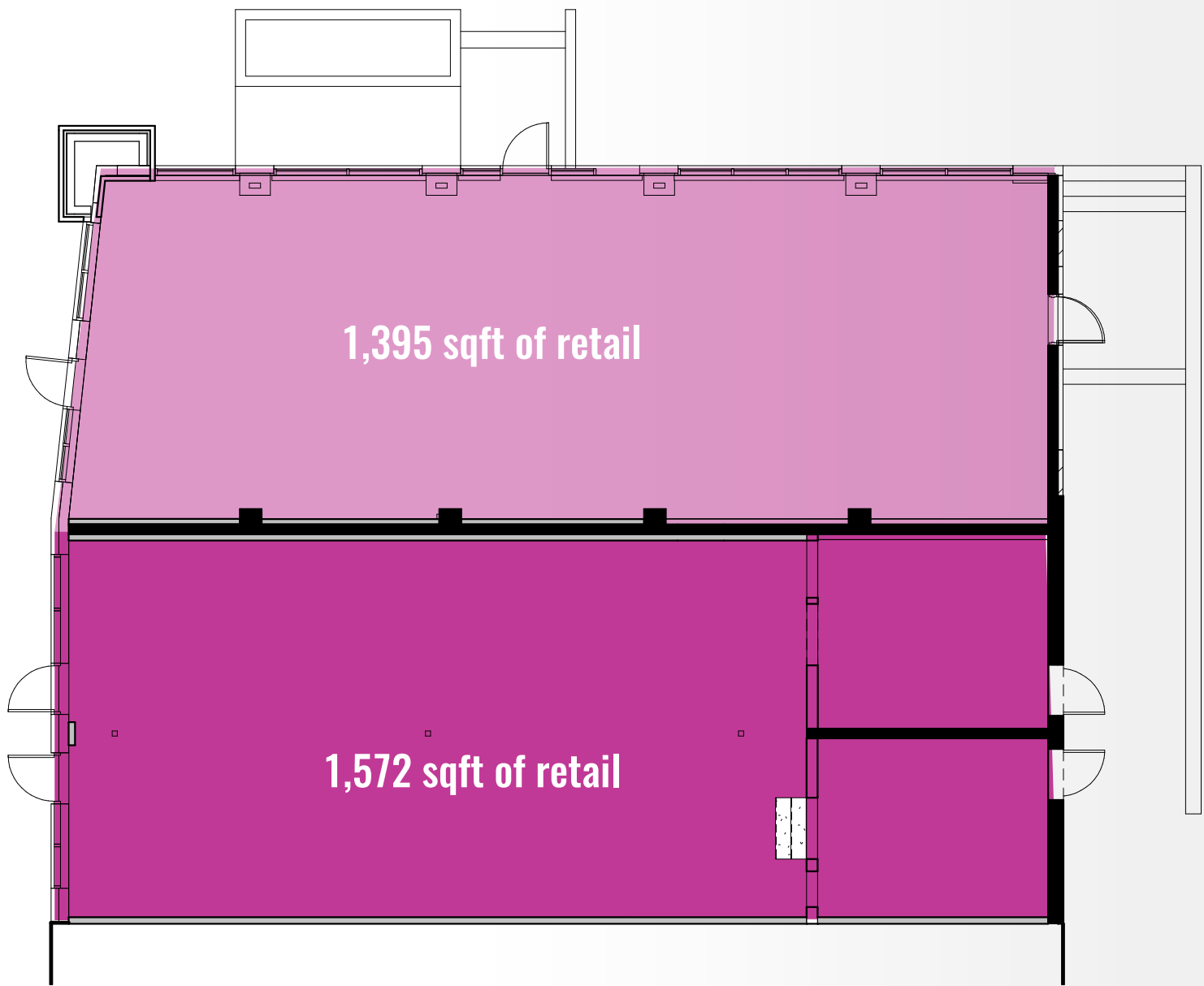
**3,000 sqft of prime, street level retail**

Perfect for restaurants or destination retail stores

**\$24.50 PSF NNN**

**Strang Hall Courtyard**

W 80<sup>th</sup> ST



**Additional retail space**

Detached from main building

Approx. 3,000 sq ft available



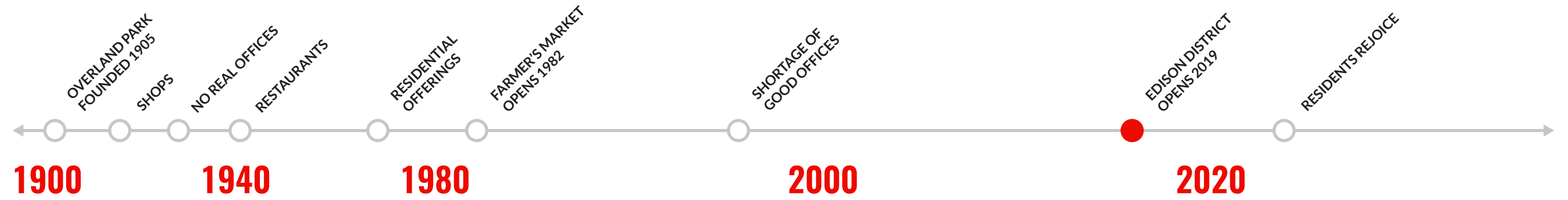
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### Downtown Overland Park is a very walkable area.

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.

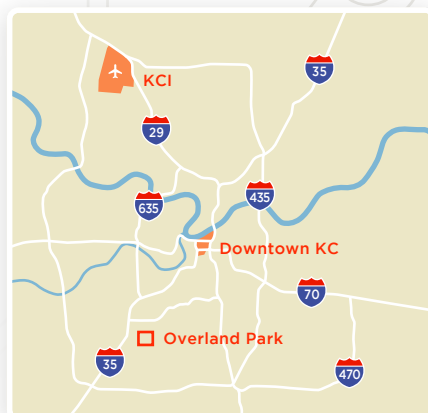
Say goodbye to commuting. Edison District offers a place to work that's close to where you live.



### Much more than just an office building.

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





- A performance venue
- An inclusive play area and swing
- Meeting areas with wireless internet access
- A nature play area
- A large shelter and shelter garden
- Restrooms



## A walking community

With **700 new apartments** and **1,000 new residents** moving to Downtown Overland Park, a true walking community in Johnson County is finally being created.



**Edison District**  
80th & Marty



<b>InterUrban Lofts</b>	
79th & Conser	40 Units



**Market Lofts**  
80th & Marty 36 Units



<b>The Vue</b>	
80th & Floyd	219 Units



**Avenue 80 & Avenue 81**  
80th & Metcalf      370 Units



### Overland Park Farmers' Market

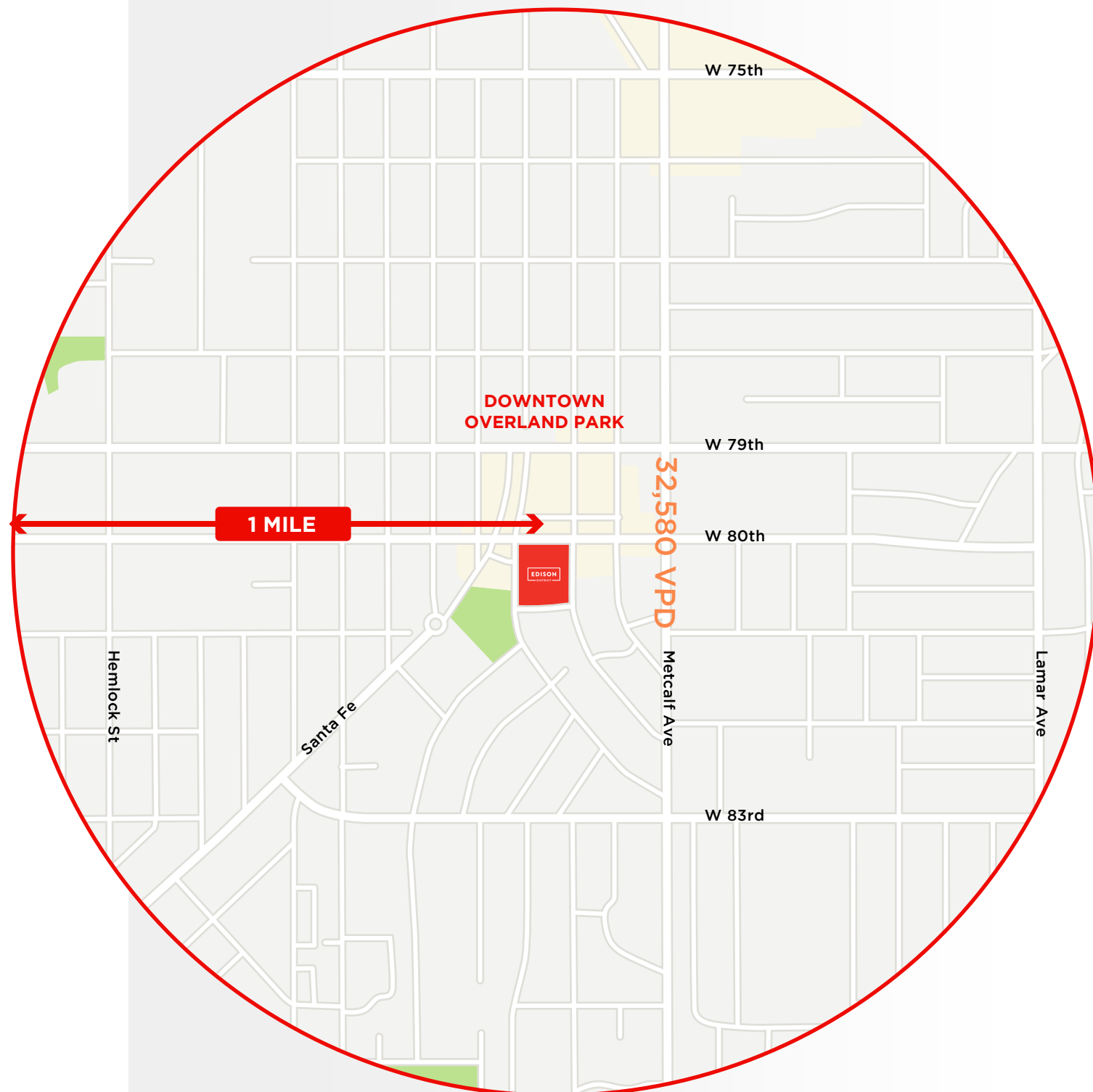


**InterUrban ArtHouse**



**Matt Ross Community Center**

# LOCATION STATS



## WALKABILITY

6,381

2x households compared to College & Metcalf

3,148

HOUSEHOLDS



## HOUSEHOLD INCOME

\$61,749

**\$73,390**



**TOTAL  
HOUSING UNITS**

6,938

3,441

2,430

1,537

RENTER



## WORK FORCE

3,421

1,971

MILLENIAL





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.







Outdoor event plaza & lots of parking







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Jones Lang LaSalle Brokerage, Inc.  
7500 College Blvd., Suite 920  
Overland Park, KS 66210  
+1 913 469 4600

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