

HALLBROOK

OFFICE CENTER



*TWO HALLBROOK PLACE
11161 OVERBROOK ROAD
PREMIERE LOCATION IN LEAWOOD, KANSAS*

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Building Classification:	Class A
Date Available:	May 2009
Number of Stories:	4
Square Feet by Floor:	First Floor - 26,811 RSF Second Floor - 27,276 RSF Third Floor - 28,044 RSF Fourth Floor - 28,278 RSF
Architect:	Goodman Architecture in collaboration with Piper-Wind Architects
Contractor:	JE Dunn Construction Company
Total Rentable Square Feet:	110,409
Full Floor Common Area Factor:	6% - 7%
Multi-Tenant Common Area Factor:	14%
Parking Ratio:	4 cars per 1,000 RSF ratio on surface parking closely adjacent to the building
Visibility:	Located at the SWC of College Boulevard & State Line Road to the east of Overbrook Road off Interstate I-435 in the southern submarket of the Metropolitan Kansas City Area. The landscape is distinguished by a gentle rolling hillside that rises approximately 30 feet to State Line Road in Leawood, Kansas. Hallbrook Office Park anchors the east edge of the College Boulevard Office Corridor, Kansas City's largest and most premiere office submarket.

Type of Construction:

- Structural Steel
- The facade is constructed of brick and banded low e-2 thermal pane glass, and white aluminum panels
- The architectural exterior pre-cast columns support the building and provide a nearly column free interior floor plate
- Interior Ceiling Height 9'

Design Features:

- Designed with minimum interior columns for maximum design flexibility
- Dramatic views in all directions
- Precast columns that give the facade depth and added sun protection

Amenities:

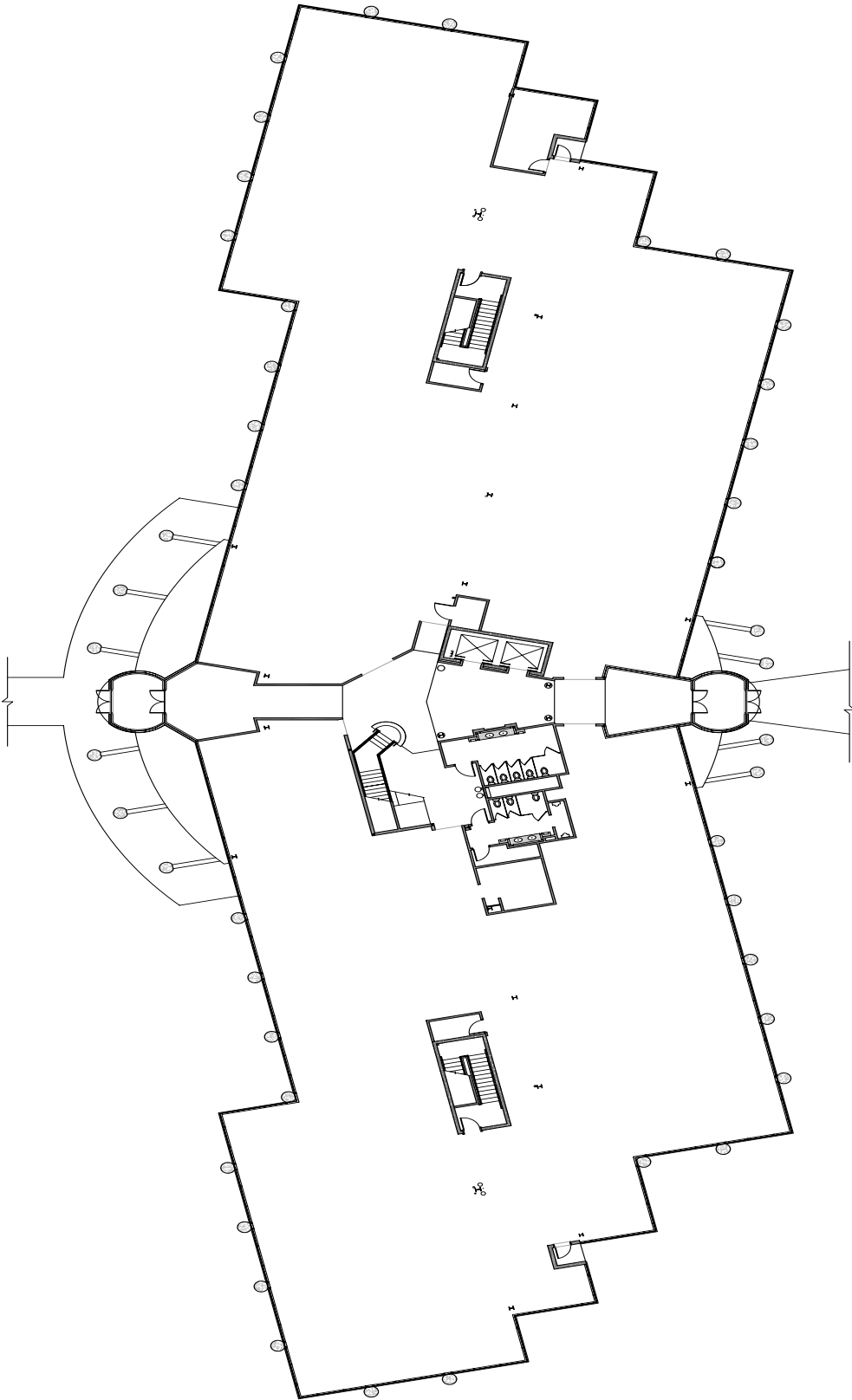
- Vending/Mailroom – 1st Floor
- Internal Pedestrian/Open Stair off the main lobby connecting 1st & 2nd floors for better ease of access
- Exterior building water feature



Gregory W. Swetnam
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382-1107
FIRST FLOOR PLAN

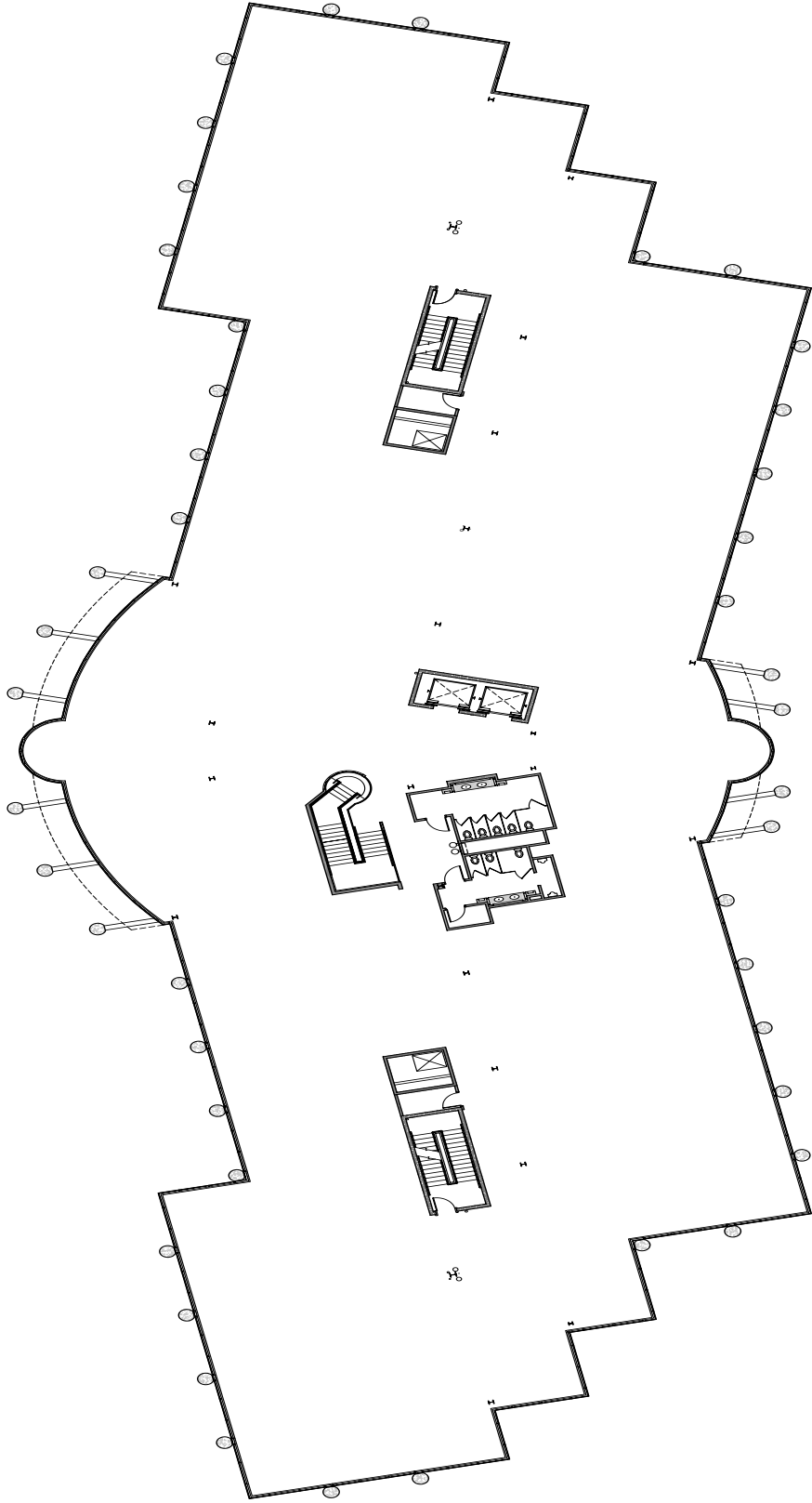


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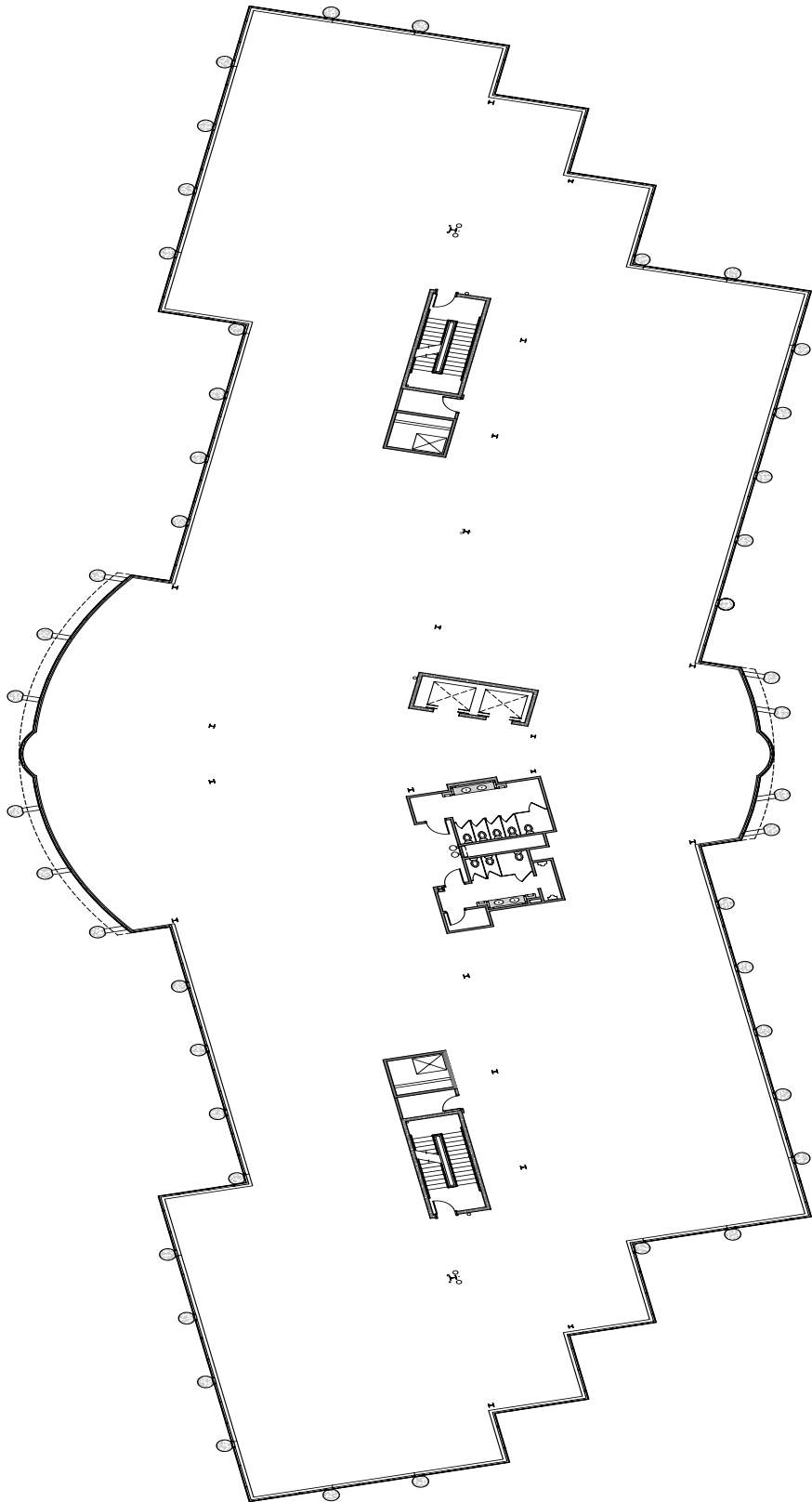
⊕
| SECOND FLOOR PLAN |
33'2" = 1"0"

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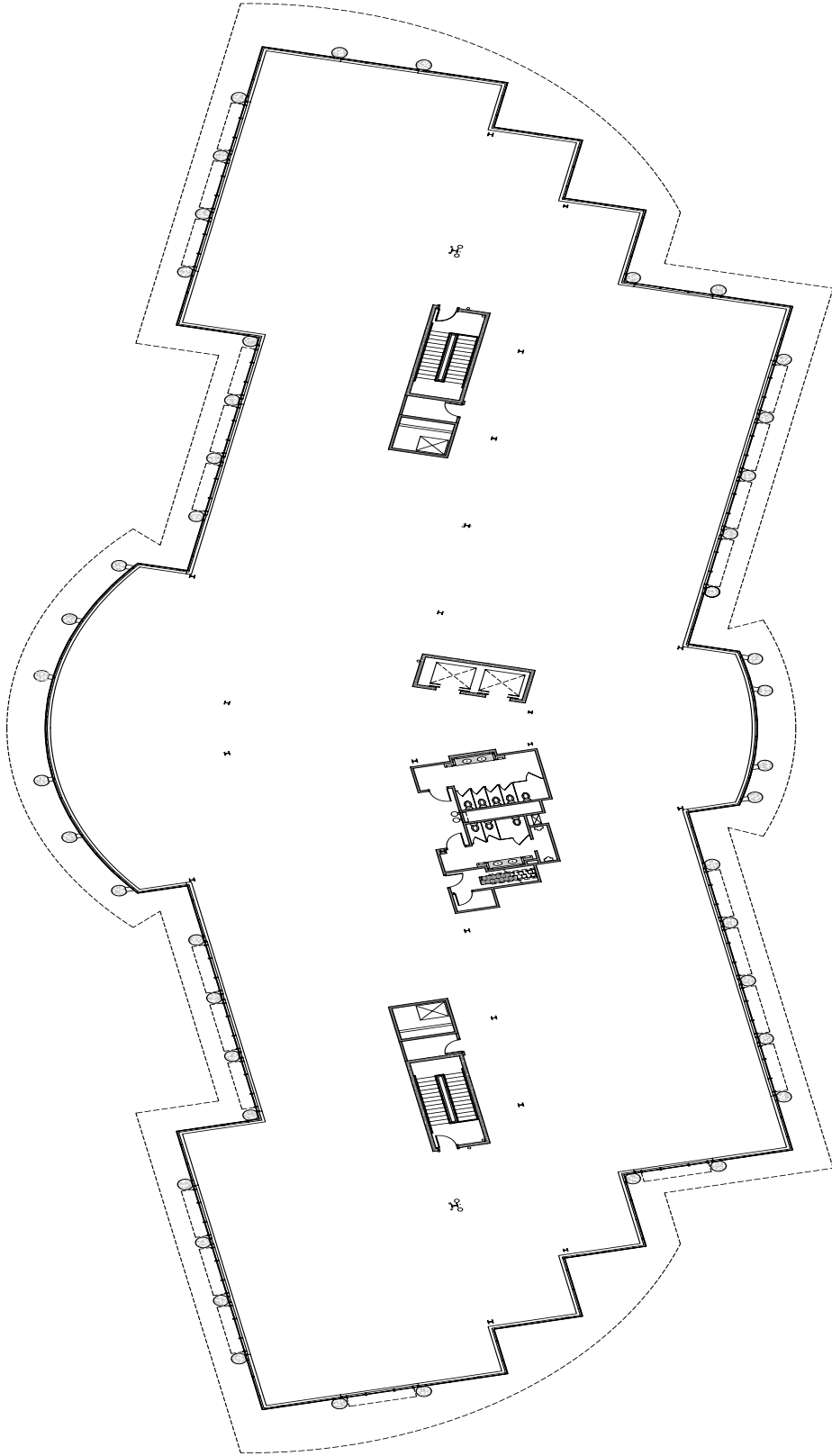


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⊕
FOURTH FLOOR PLAN
3/8" = 1'0"

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