

FOR LEASE

CLOVERLEAF OFFICE PARK



- 10-building, 400,000 square foot office park.
- UV lighting system in HVAC kills 99.9% of all airborne bacteria/mold/viruses.
- Minutes from Downtown, The Plaza and College Boulevard.
- Excellent parking.
- Easy access to I-35 and I-635.
- Fiber service to each building.
- Google Fiber, Spectrum, AT&T and EverFast services in all buildings.
- On-site management.
- Three on-site free conference rooms.
- Wellness / Mother's room in Building Four.
- Outdoor work and collaboration areas with wi-fi.
- Free shredding services for all tenants.
- Numerous nearby restaurants and amenities.
- www.cloverleafofficepark.com



CLOVERLEAF OFFICE PARK

METCALF AVENUE & SHAWNEE MISSION PARKWAY
OVERLAND PARK, KS 66202



Matthew Burcham
Cell: (816) 729-8635
matthew.burcham@waterfordproperty.net

Joe O'Connor
Cell: (816) 308-0350
Joe.oconnor@waterfordproeprty.net

PARK AMENITIES

Conference Facilities

Cloverleaf Office Park offers two conference room facilities in Building 3, 6405 Metcalf Avenue, and a third conference room in Building 4, 6400 Glenwood, Overland Park, Kansas. These facilities are available to all Cloverleaf tenants, free of charge, on an advance reservation basis. Subject to availability, restrictions apply. Fresh food vending and seating adjacent. Catered food vending and seating adjacent. Catered food and drink can be arranged and paid for by the tenants.

Large Conference Room

Dimensions: Approximately 35 x 38 = 1,300 SF

- * Sink and 25' countertop
- * Flat screen TV
- * Electric drop screen
- * White board
- * 17 rolling 6 foot tables - configuration flexible
- * 4 stationary 6 foot tables - configuration flexible
- * 32 rolling chairs
- * 15 folding chairs
- * 6 feet upper / lower cabinets with sink
- * Coat rack with hangers
- * 5G wi-fi



Smaller Conference Room

Dimensions: Approximately 30 x 18 = 500 SF

- * 7 stationary 6 foot tables - configuration flexible
- * Flat screen TV
- * 30 rolling chairs
- * 8 foot counter and lower cabinet
- * Coat rack with hangers
- * White board
- * Drop down screen
- * 5G wi-fi



Building 4 Conference Room

Dimensions: Approximately 1,130 SF

- * 11 stationary 6 foot tables - configuration flexible
- * Flat screen TV
- * 33 rolling chairs
- * 15 folding chairs
- * 8 foot counter and lower cabinet with sink
- * White board
- * 5G wi-fi
- * Adjacent Wellness Room



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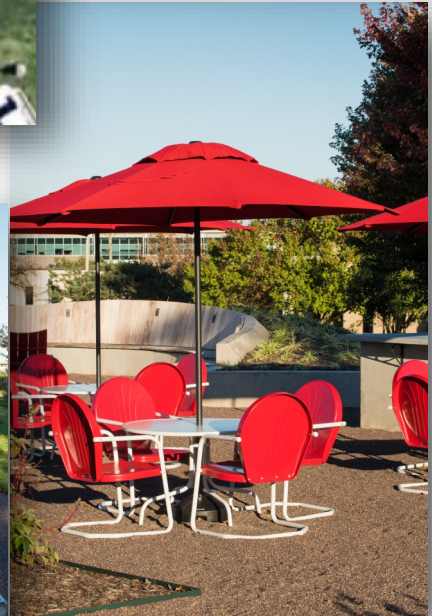
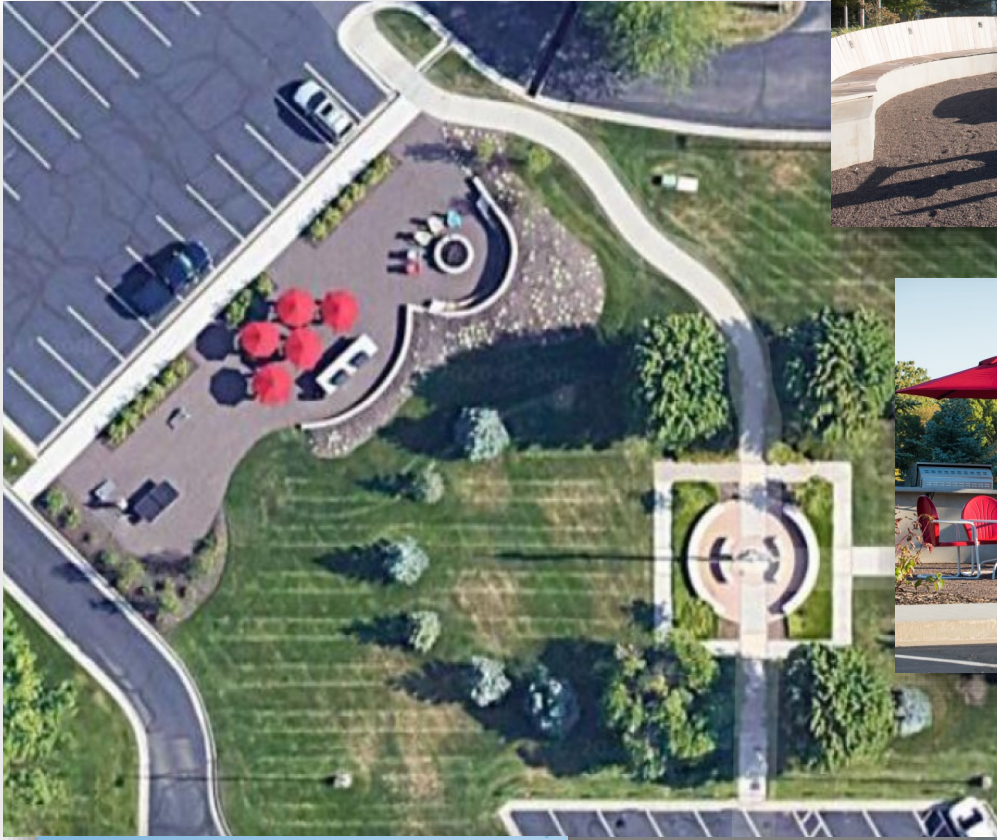
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PARK AMENITIES

Event Plaza



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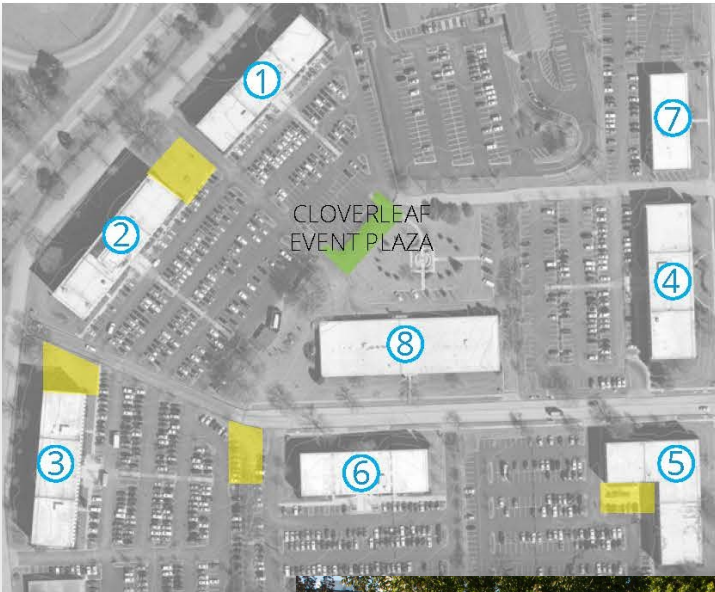
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Solar Tables



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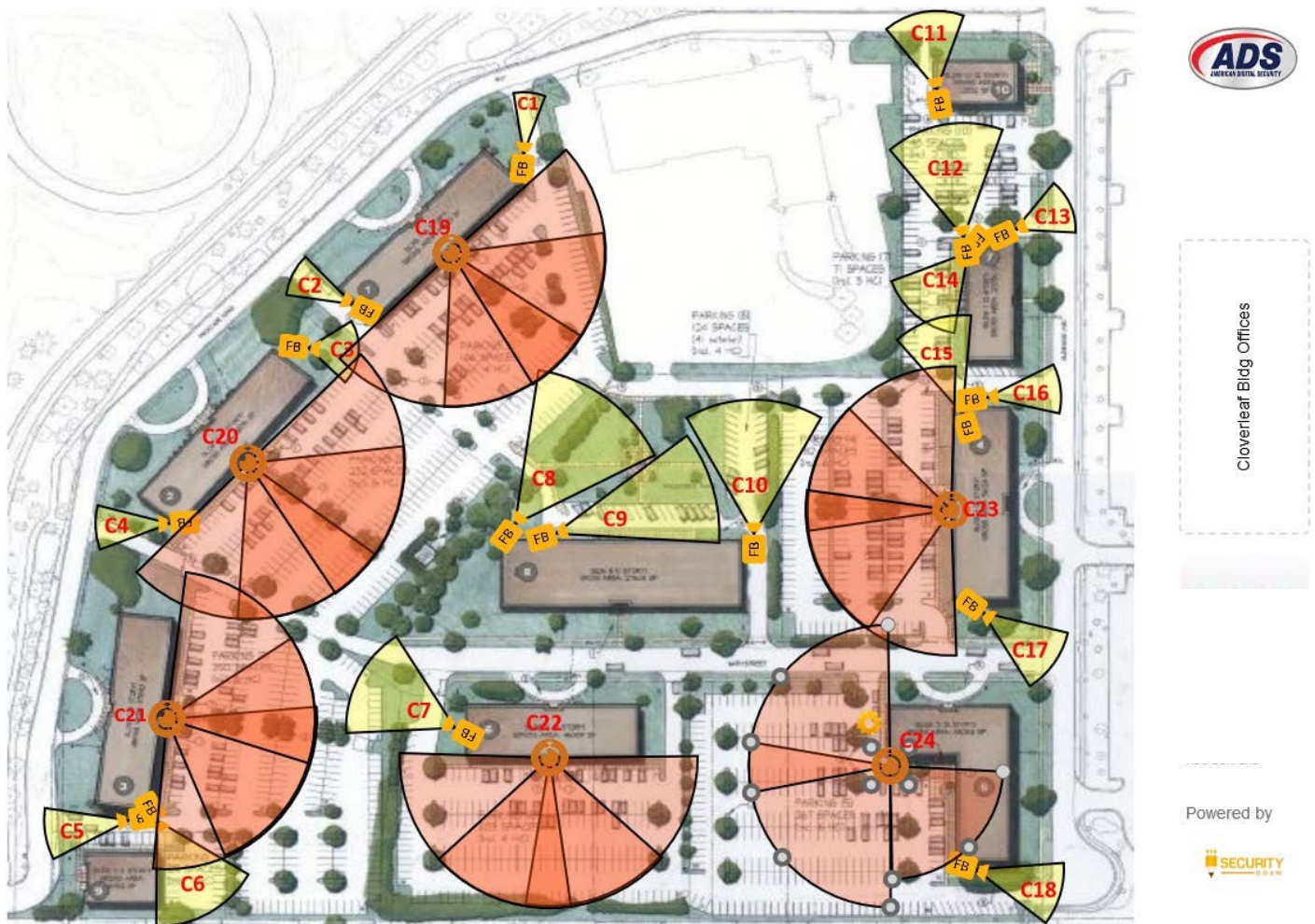
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PARK AMENITIES

Security Camera System

37 motion-activated security cameras record movement at all property entrances, for enhanced security in the areas shown below.



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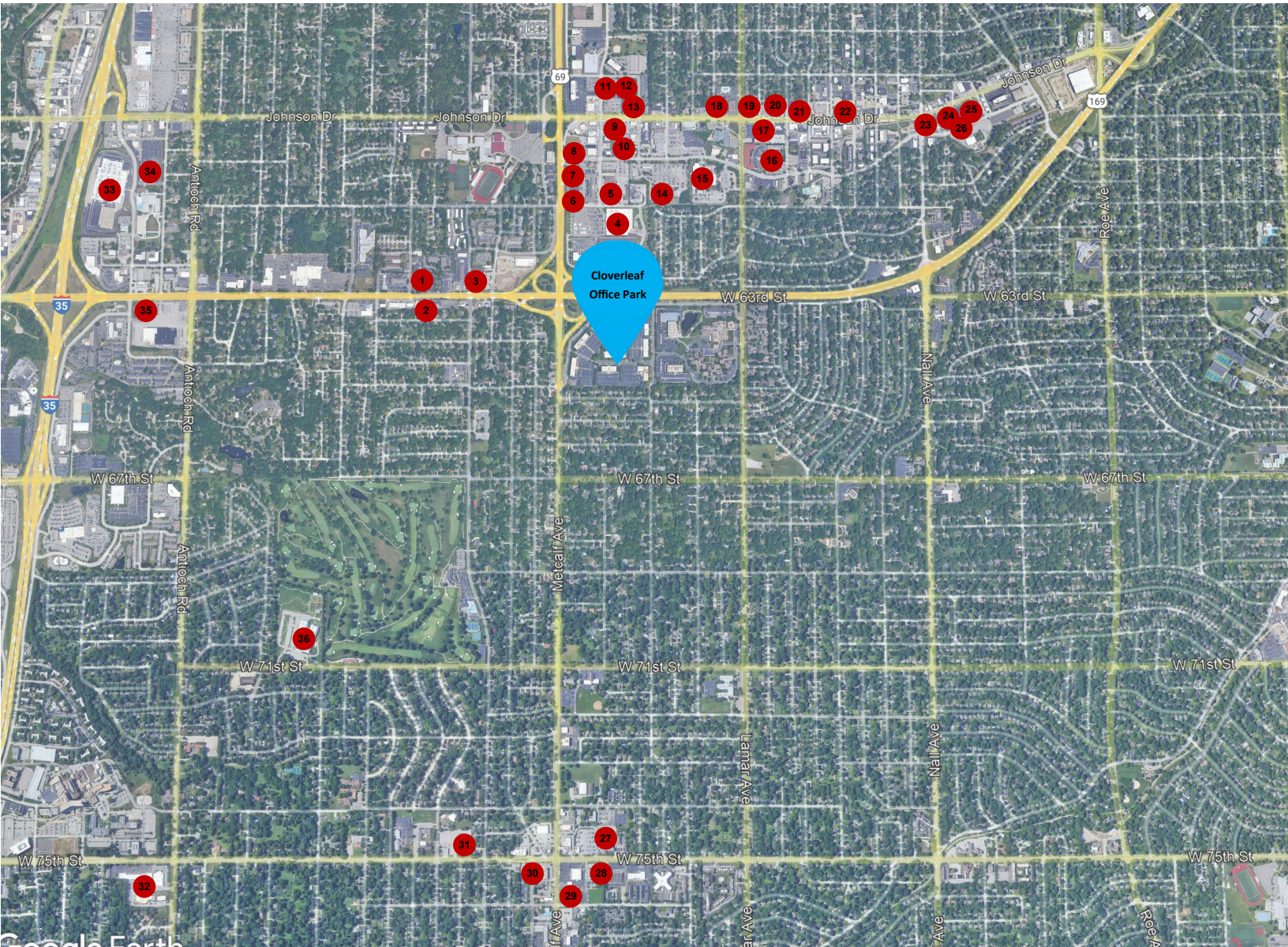
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AERIAL MAP AND AMENITIES



- 1 Smoketown BBQ
- 2 Scooters Coffee
- 3 QuikTrip
- 4 Target
- 5 U.S. Post Office
- 6 Chick-Fil-A
- 7 Culver's
- 8 Panera Bread
- 9 Natural Grocers
- 10 Five Guys
- 11 Jose Pepper's
- 12 Kansas Sampler
- 13 Applebee's
- 14 Hy-Vee
- 15 Johnson County Motor Vehicle
- 16 Sylvester Powell Community Center
- 17 The Locale
- 18 Starbucks

- 19 RJ's Bob-Be-Que Shack
- 20 Rockcreek Brewing Company
- 21 The Snack Shack on Johnson Drive
- 22 Sushi Karma Asian Bistro
- 23 FedEx Office Print & Ship Center
- 24 Turnstyles Thrift
- 25 Longboards Wraps & Bowls
- 26 The Peanut
- 27 Price Chopper
- 28 Hawaiian Bros.
- 29 Burg & Barrel
- 30 Wyandot Barbeque
- 31 American Legion
- 32 Dos Reales Mexican
- 33 Ikea
- 34 Hobby Lobby
- 35 Freddy's Frozen Custard
- 36 Milburn Country Club