



Competitively Priced Corporate Woods Sublease

9401 Indian Creek Pkwy, Ste 770, Overland Park, KS



LEASE RATE: \$21/SF FULL SERVICE | 3,140 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,335	101,425	257,528
Avg. Household Income	\$109,017	\$122,602	\$138,405

- 3,140 SF available on the 7th floor
- Most competitive rates in Corporate Woods
- Term through August 31st, 2027
- Open concept with seven private offices
- High end office complex with renovated finishes
- Twelve allocated parking spots
- Large kitchenette with ample cabinet space



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

Exclusive Agents

PHOTOS



PHOTOS





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PHOTOS

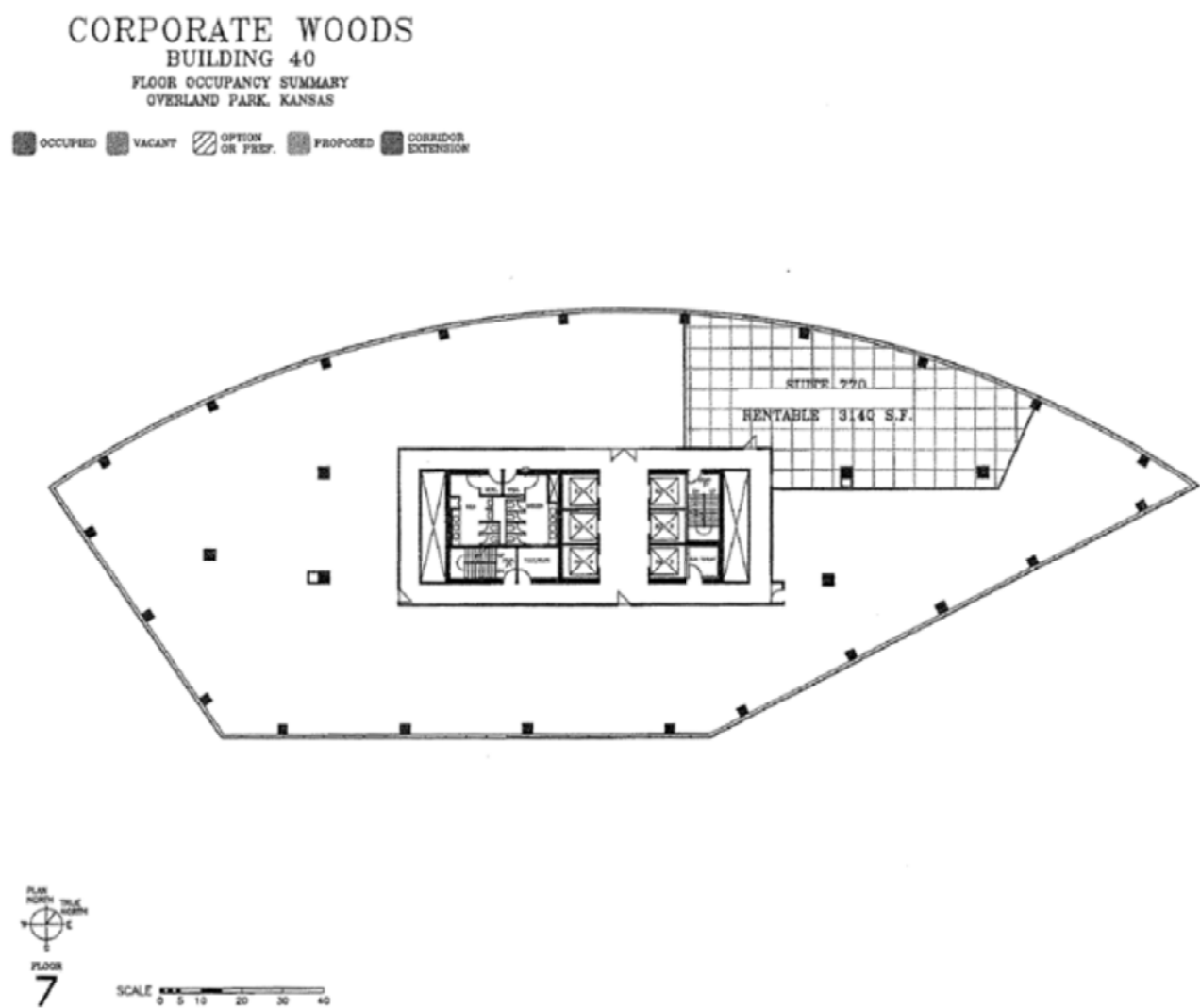




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FLOOR PLAN





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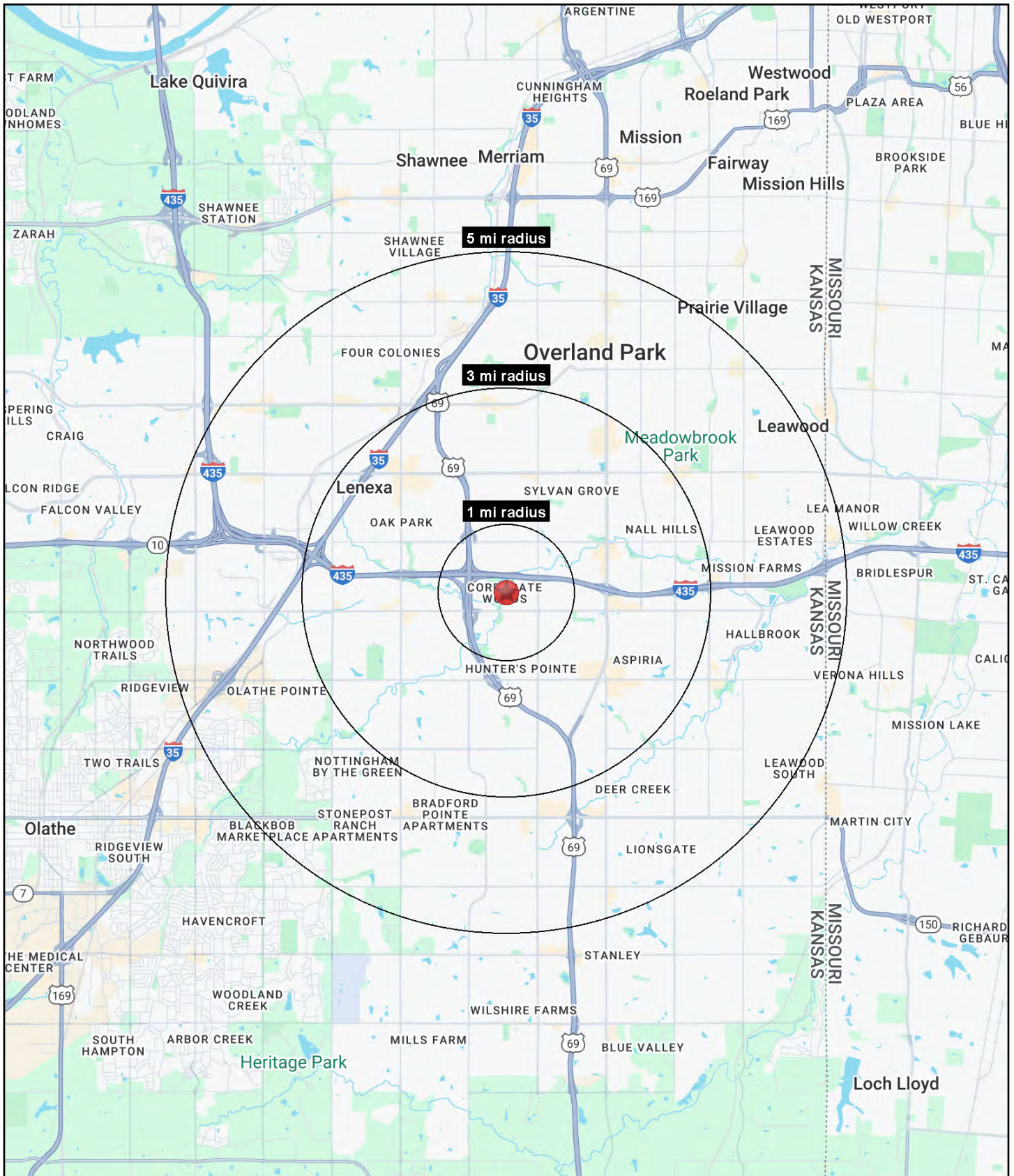
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AERIAL



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9401 Indian Creek Parkway Overland Park, KS 66210	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,335	101,425	257,528
2029 Projected Population	11,221	102,996	262,543
2020 Census Population	8,614	97,581	252,178
2010 Census Population	8,247	93,402	234,509
Projected Annual Growth 2024 to 2029	1.7%	0.3%	0.4%
Historical Annual Growth 2010 to 2024	1.8%	0.6%	0.7%
2024 Median Age	36.7	39.6	39.6
Households			
2024 Estimated Households	4,865	45,521	113,696
2029 Projected Households	5,351	46,819	117,079
2020 Census Households	3,961	43,054	107,483
2010 Census Households	3,694	40,340	98,276
Projected Annual Growth 2024 to 2029	2.0%	0.6%	0.6%
Historical Annual Growth 2010 to 2024	2.3%	0.9%	1.1%
Race and Ethnicity			
2024 Estimated White	76.8%	78.1%	78.3%
2024 Estimated Black or African American	7.1%	6.1%	6.0%
2024 Estimated Asian or Pacific Islander	6.7%	6.7%	6.8%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2024 Estimated Other Races	9.1%	8.8%	8.6%
2024 Estimated Hispanic	9.0%	9.0%	8.9%
Income			
2024 Estimated Average Household Income	\$109,017	\$122,602	\$138,405
2024 Estimated Median Household Income	\$86,144	\$99,339	\$107,402
2024 Estimated Per Capita Income	\$51,327	\$55,184	\$61,209
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.2%	1.4%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	1.8%	1.9%
2024 Estimated High School Graduate	13.6%	13.1%	12.1%
2024 Estimated Some College	20.1%	18.1%	17.3%
2024 Estimated Associates Degree Only	7.7%	7.0%	6.7%
2024 Estimated Bachelors Degree Only	33.9%	36.0%	36.6%
2024 Estimated Graduate Degree	21.8%	22.8%	23.9%
Business			
2024 Estimated Total Businesses	1,010	6,477	13,179
2024 Estimated Total Employees	23,043	120,567	210,911
2024 Estimated Employee Population per Business	22.8	18.6	16.0
2024 Estimated Residential Population per Business	10.2	15.7	19.5

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