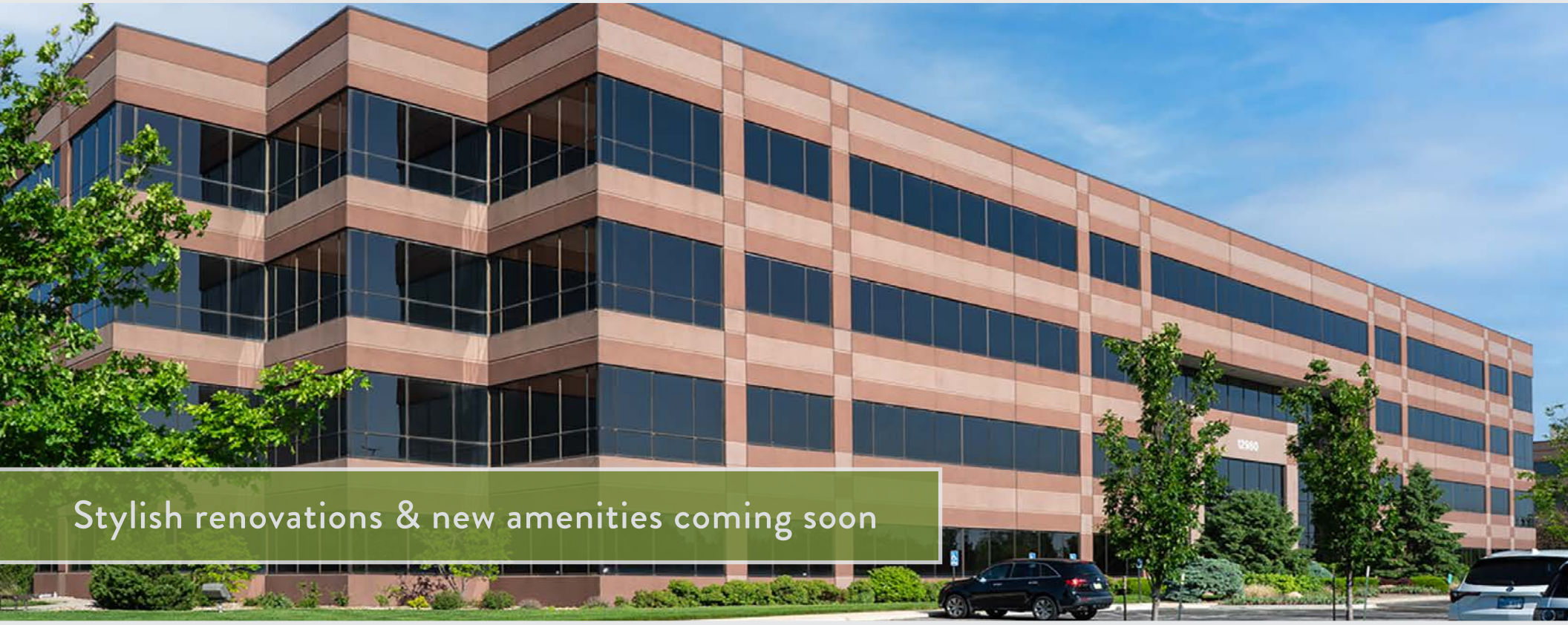
THE FOSTER

MODERN WORK + WELLNESS



OFFICE SPACE AVAILABLE FOR LEASE | Ability to accommodate tenants from 1,100 SF-55,000+ SF
12980 Foster Street, Overland Park, Kansas

Colliers

Introducing The Foster

Located at 12980 Foster Street in South Overland Park, **The Foster** is being reimagined as a premier workplace destination—blending modern design with a strong focus on tenant wellness. This transformation will establish a new standard for the workplace experience in Kansas City's premier suburban location.

Upcoming renovations include:

Modernized lobby with local art infusion.

The 'Foster Fit' club-level fitness center w/ locker rooms & showers.

New outdoor leisure & workspaces.

Trail connected bike amenities.

Brand new golf simulator.

Health focused grab & go.

On-site property management.

{renderings coming soon}

THE FOSTER

PROPERTY HIGHLIGHTS

Overview
- Class A office building totaling 119,143 SF
- Ability to accommodate tenants from 1,100 SF to 55,000+ SF
- Entire 3rd floor potentially available (30,118 SF)

Building Features & Recent Upgrades
- Coming soon: Major renovation underway to modernize property to contemporary, hospitality standards
- New outdoor patio with Wi-Fi connectivity
- Signage opportunities for large tenants

Health & Wellness Features
- Now Open: 'Foster Fit' fitness center with locker rooms and showers
- Direct access to the 26-mile Indian Creek Trail, miles of biking and jogging
- Coming soon: Grab and Go Café with healthy food options
- Coming soon: Brand new golf simulator

Floor Plate & Space Efficiency
- Large floor plates, over 30,000 SF
- 14' slab-to-slab ceiling heights
- 65' bay depths with extensive ribbon glass
- 4.4/1,000 SF parking ratio

Location & Accessibility
- Exceptional access immediately south of I-435 and minutes from Highway 69
- Close proximity to luxury residential, top-rated public schools, and premier retail and entertainment along 135th Street
- Overland Park is ranked by numerous sources as one of the best communities in the U.S.











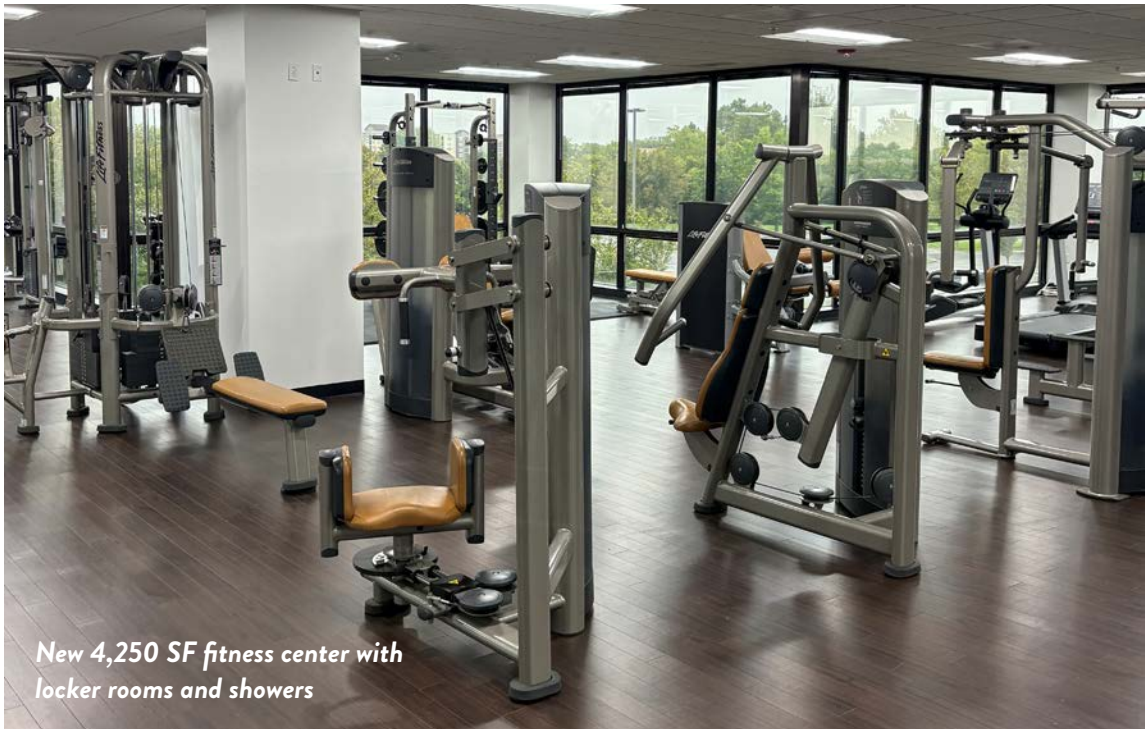
PROPERTY HIGHLIGHTS

FOSTER FIT

INDOOR + OUTDOOR WELLNESS

The Foster was redesigned with health and wellness as a central focus, recognizing that a healthier team is a happier, more productive team.

Foster Fit is a best-in-class indoor-outdoor fitness experience, including a new 4,250 SF on-site fitness center with lockers and showers, a golf simulator (to be installed), plus immediate access to the 20+ mile Indian Creek Trail System, enhanced by new amenities that allow for active use.



New 4,250 SF fitness center with locker rooms and showers



AVAILABILITY | FIRST FLOOR

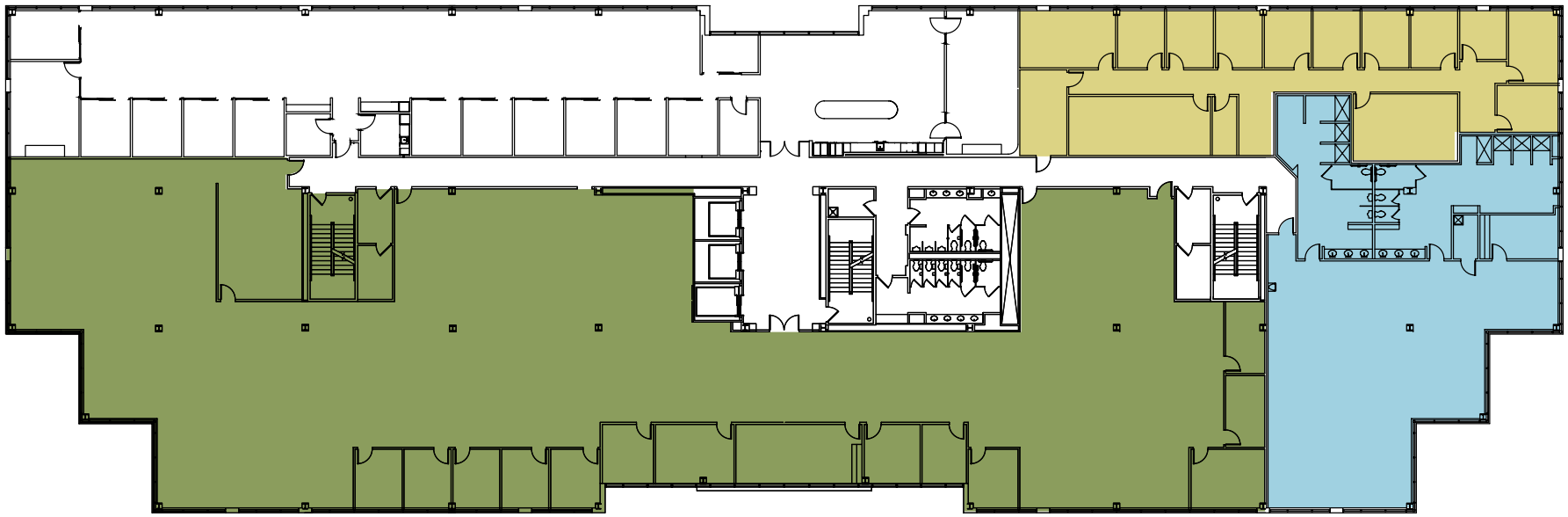
Suite 170
1,150 RSF



Suite 175
3,523 RSF

Suite 190
7,891 RSF

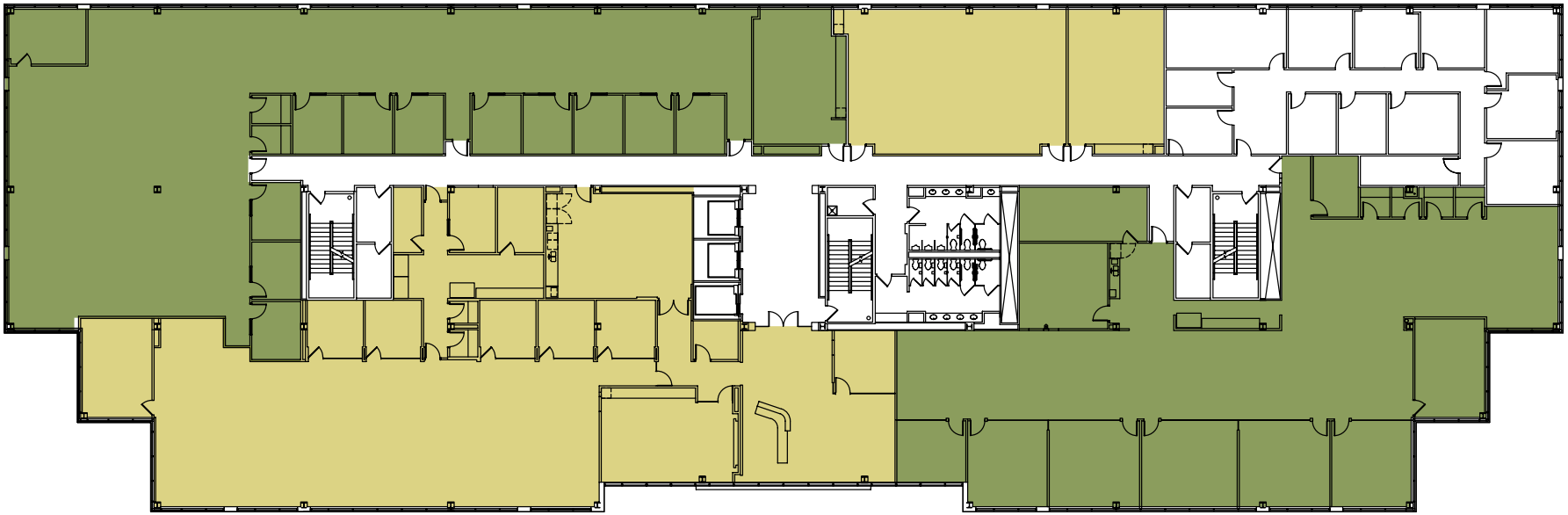
AVAILABILITY | SECOND FLOOR



AVAILABILITY | THIRD FLOOR

Suite 350/355
8,335 RSF

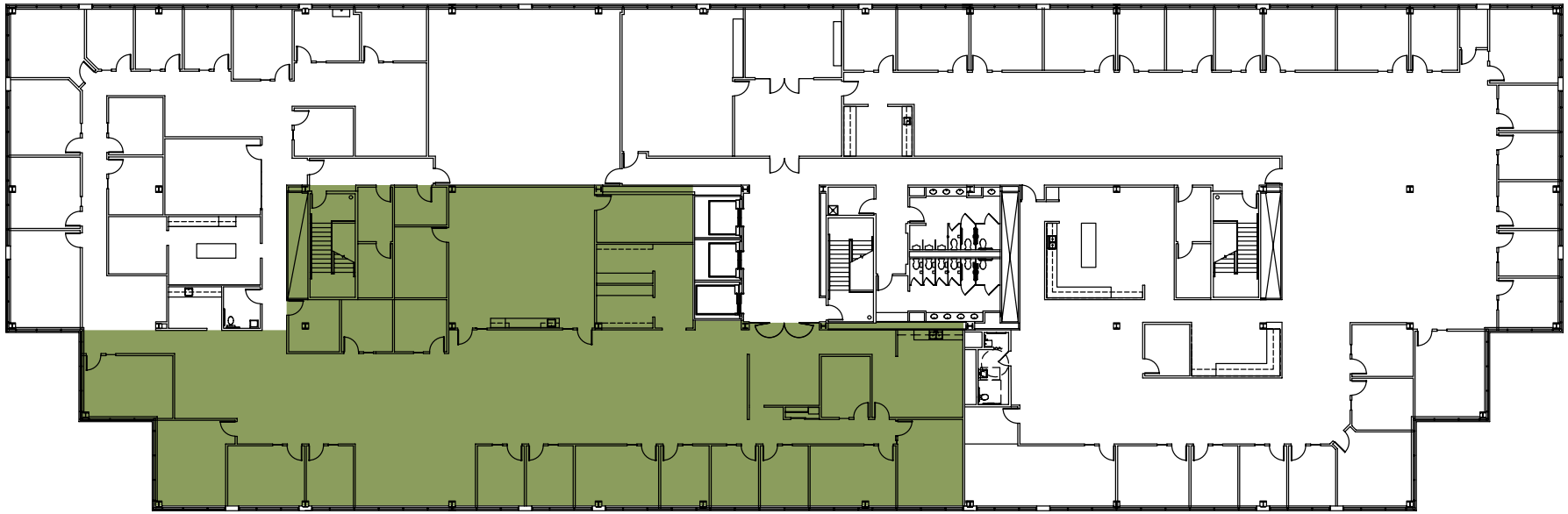
Suite 360/365
2,265 RSF



Suite 300
8,535 RSF

Suite 380
7,849 RSF

AVAILABILITY | FOURTH FLOOR



Suite 410
9,670 RSF

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