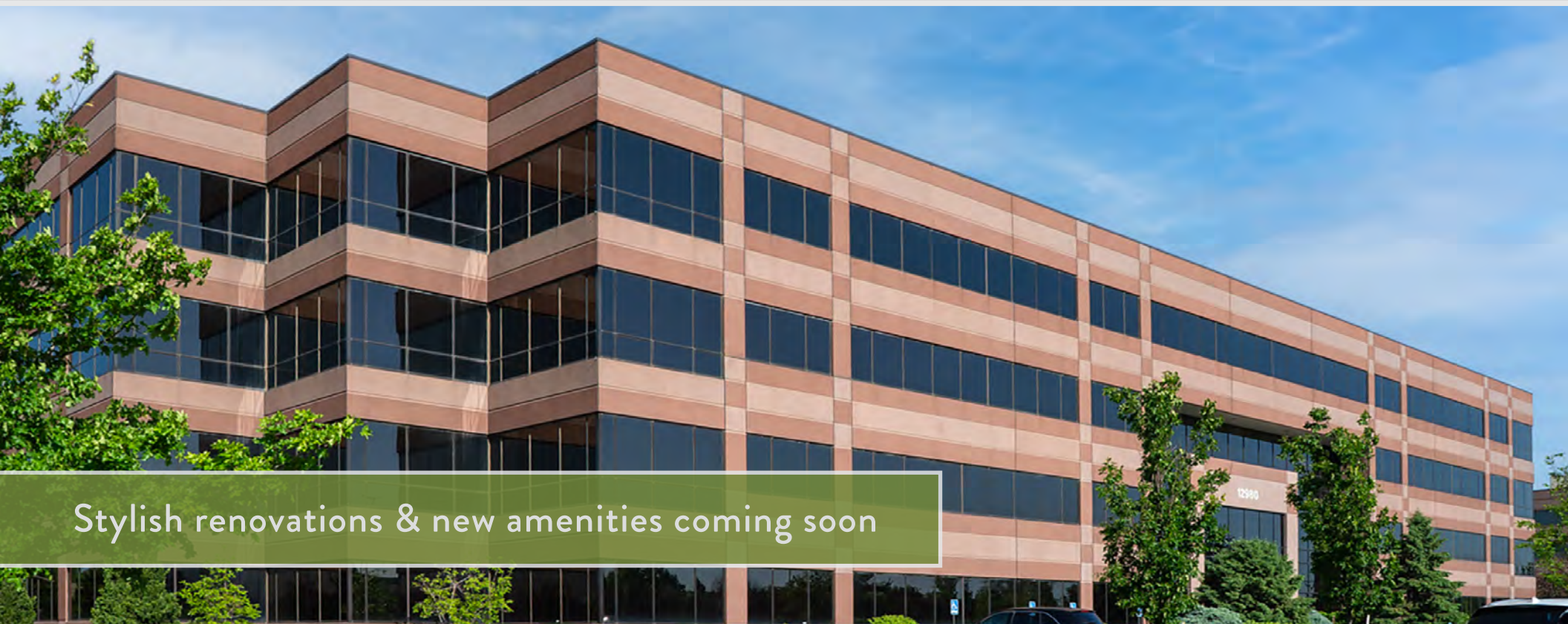




# THE FOSTER

MODERN WORK + WELLNESS



Stylish renovations & new amenities coming soon

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.

Health focused grab & go.

On-site property management.

{renderings coming soon}



# 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

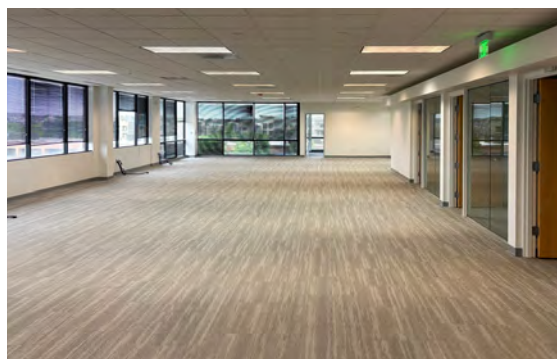
- Coming soon: 'Foster Fit' fitness center with locker rooms and showers
- Direct access to the 26-mile Indian Creek Trail, miles of biking and jogging

## Floor Plate & Space Efficiency

- Large floor plates, over 30,000 SF
- 14' slab-to-slab ceiling heights
- 65' bay depths with extensive ribbon glass
- 4.4/1000 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

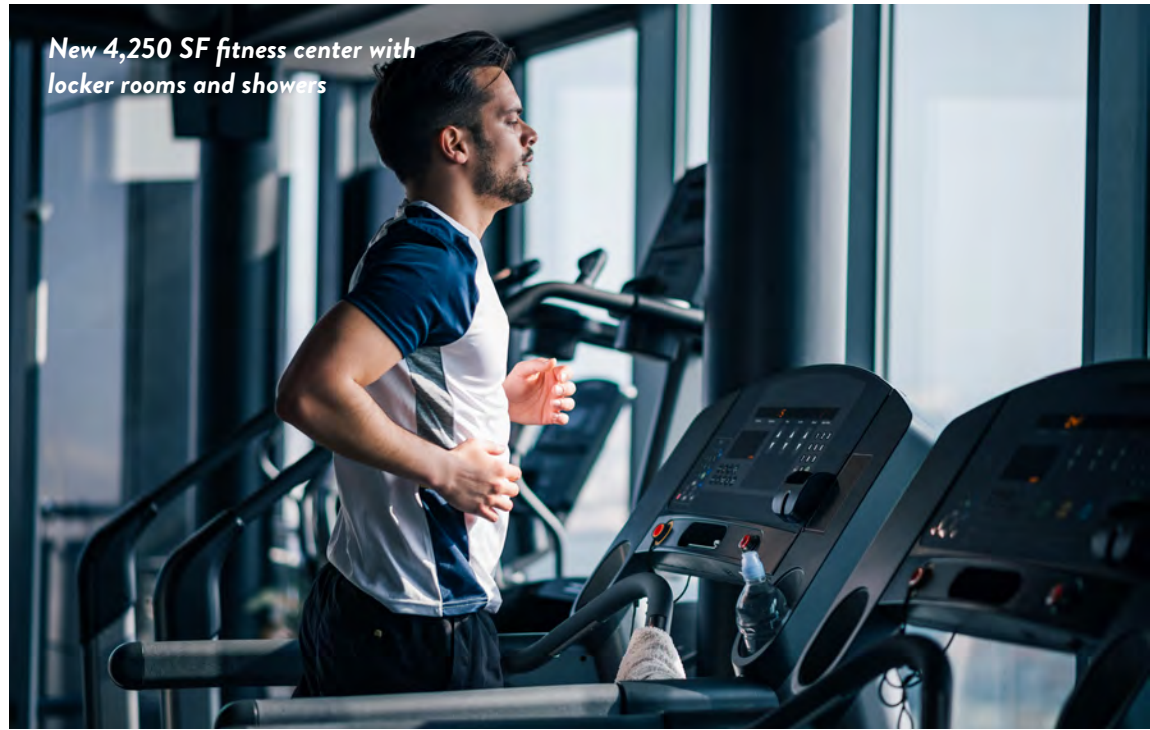


INDOOR + OUTDOOR WELLNESS

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, 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*



*Direct access to the 26-mile  
Indian Creek Trail*





# AVAILABILITY | FIRST FLOOR

THE FOSTER





## AVAILABILITY | SECOND FLOOR

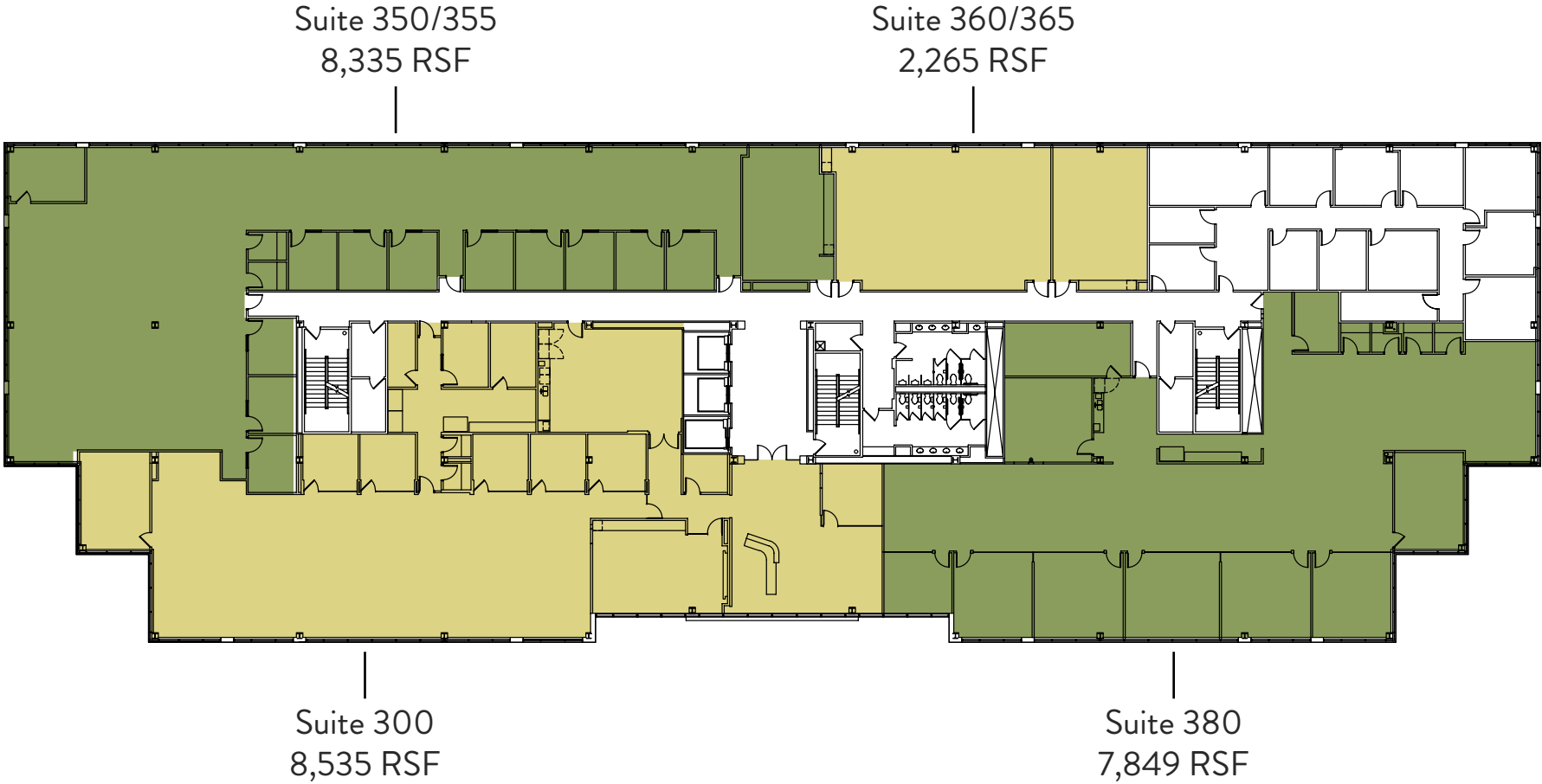
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# AVAILABILITY | THIRD FLOOR

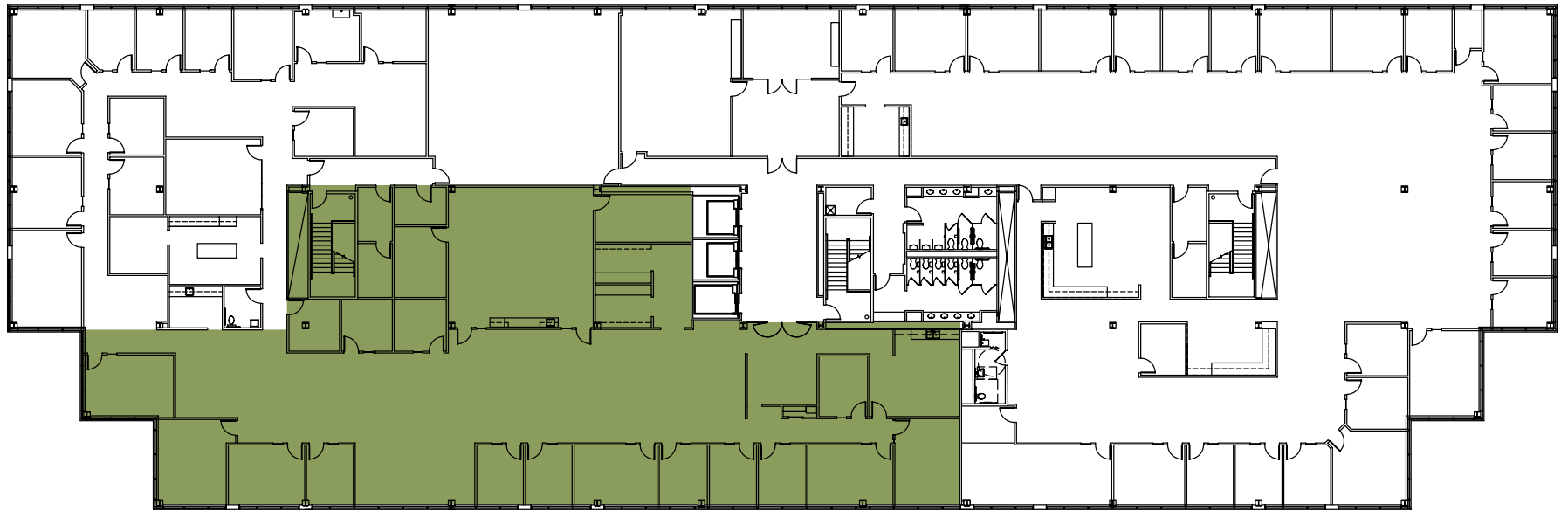
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# AVAILABILITY | FOURTH FLOOR

THE FOSTER



Suite 410  
9,670 RSF



# THE FOSTER

MODERN WORK + WELLNESS

For more information, contact:

Ryan Biery, SIOR

Senior Vice President

[ryan.biery@colliers.com](mailto:ryan.biery@colliers.com)

+1 913 908 7316

RC Jensen, CCIM

Vice President

[rc.jensen@colliers.com](mailto:rc.jensen@colliers.com)

+1 913 271 2842

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4900 Main Street, Suite 400  
Kansas City, MO 64113  
+1 816 531-5303  
[colliers.com/kansascity](https://colliers.com/kansascity)