



HALLBROOK

ONE HALLBROOK

11150 OVERBROOK ROAD

HALLBROOKOFFICECENTER.COM



*unbeatable
location*



*large floor
plates*



*ample surface
parking*



*on-site property
management*

H A



one hallbrook

One Hallbrook is a place for advancement. Nestled in the heart of the suburbs of South Johnson County in the adjacent Hallbrook Country Club neighborhood. Stunning views of the golf course and surrounded by best-in-class amenities – dozens of shops, restaurants, and services are just minutes away. Hallbrook Office Center is the ideal place to set your business apart.

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HALLBROOK OFFICE CENTER



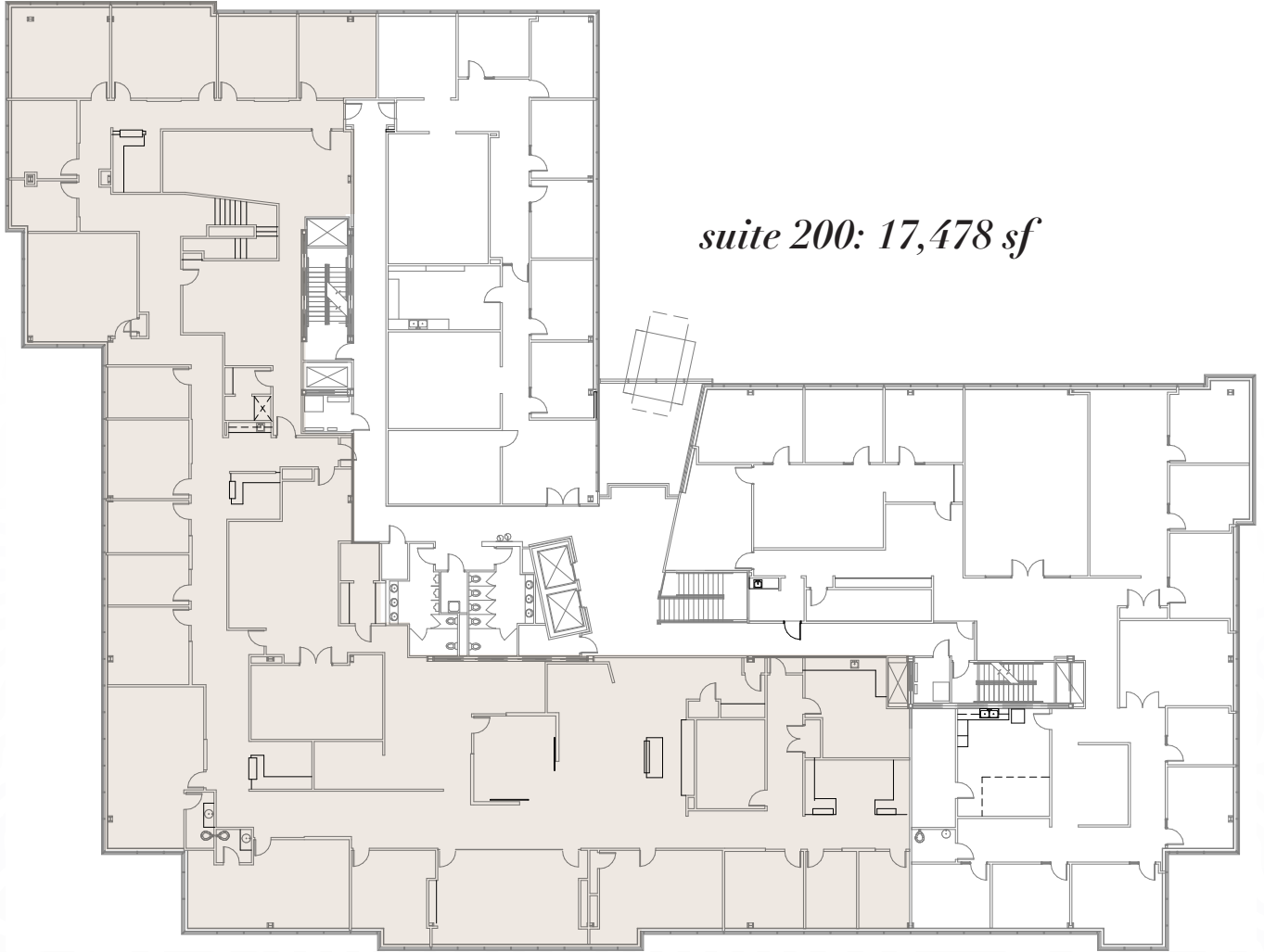
hallbrook office center

Our vision for the Hallbrook Office Center is simple: focus on drawing in today's companies with needs for large, open, flexible space set within a best-in-class atmosphere. In order to keep pace with the dynamic marketplace, corporations need an environment like Hallbrook Office Center that emphasizes a thriving location to meet the growing demands of today's consumers.

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spaces

3,000-17,478 square feet available—rooftop deck, monument signage and building conferent room on third floor, Suite 320



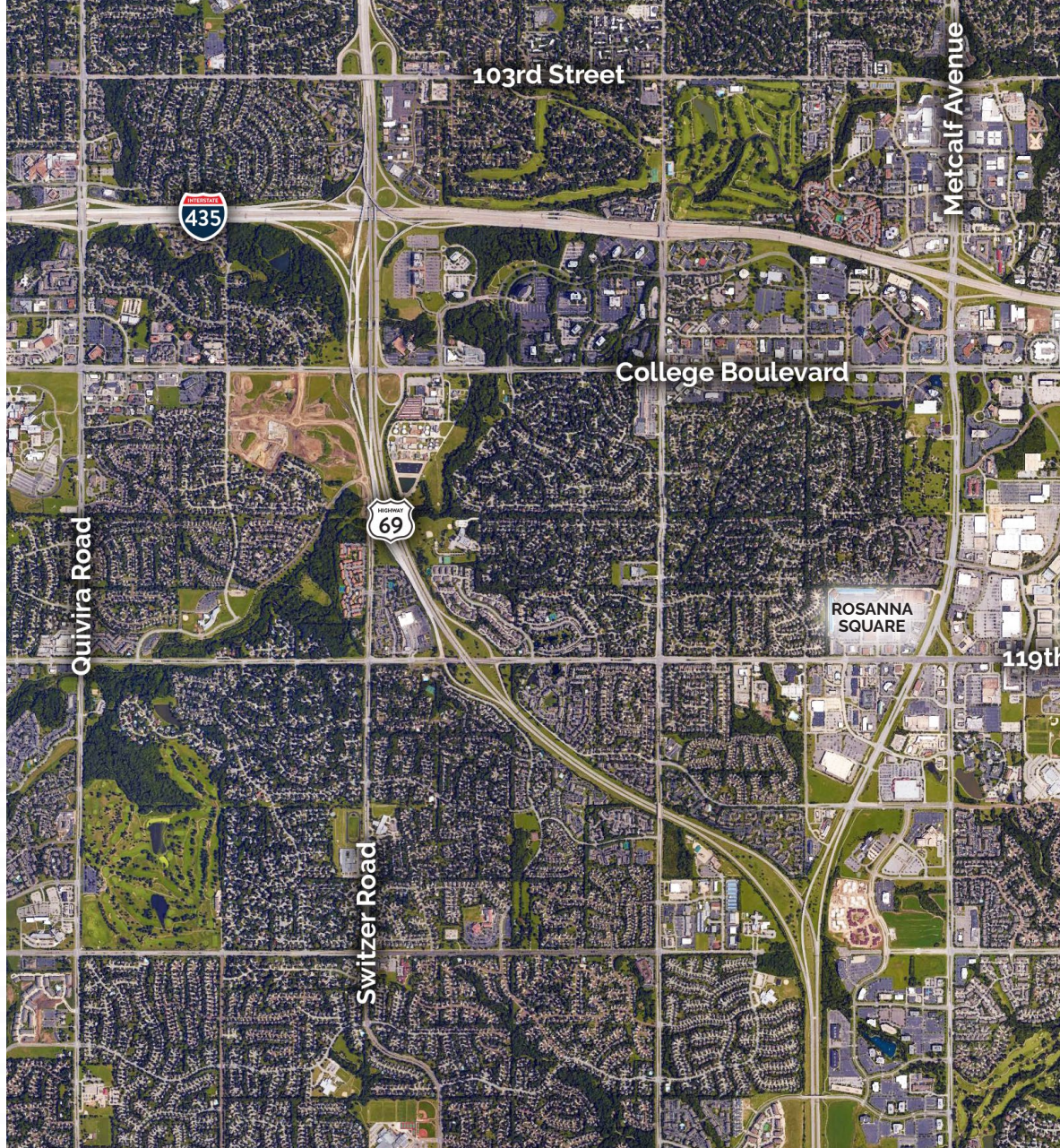
suite 200: 17,478 sf



The floor plan shows two main office suites, 310 and 320, with various internal partitions, corridors, and stairwells. Suite 320 is a large rectangular area in the upper left, while Suite 310 is a long, narrow area extending from the center to the right. A central core area contains elevators and stairs. The plan is rendered in black lines on a white background, with the suite areas shaded in a light tan color.

suite 320: 3,000-9,989 sf

suite 310: 5,177 sf



*best-in-class
shopping*



*abundant
dining choices*

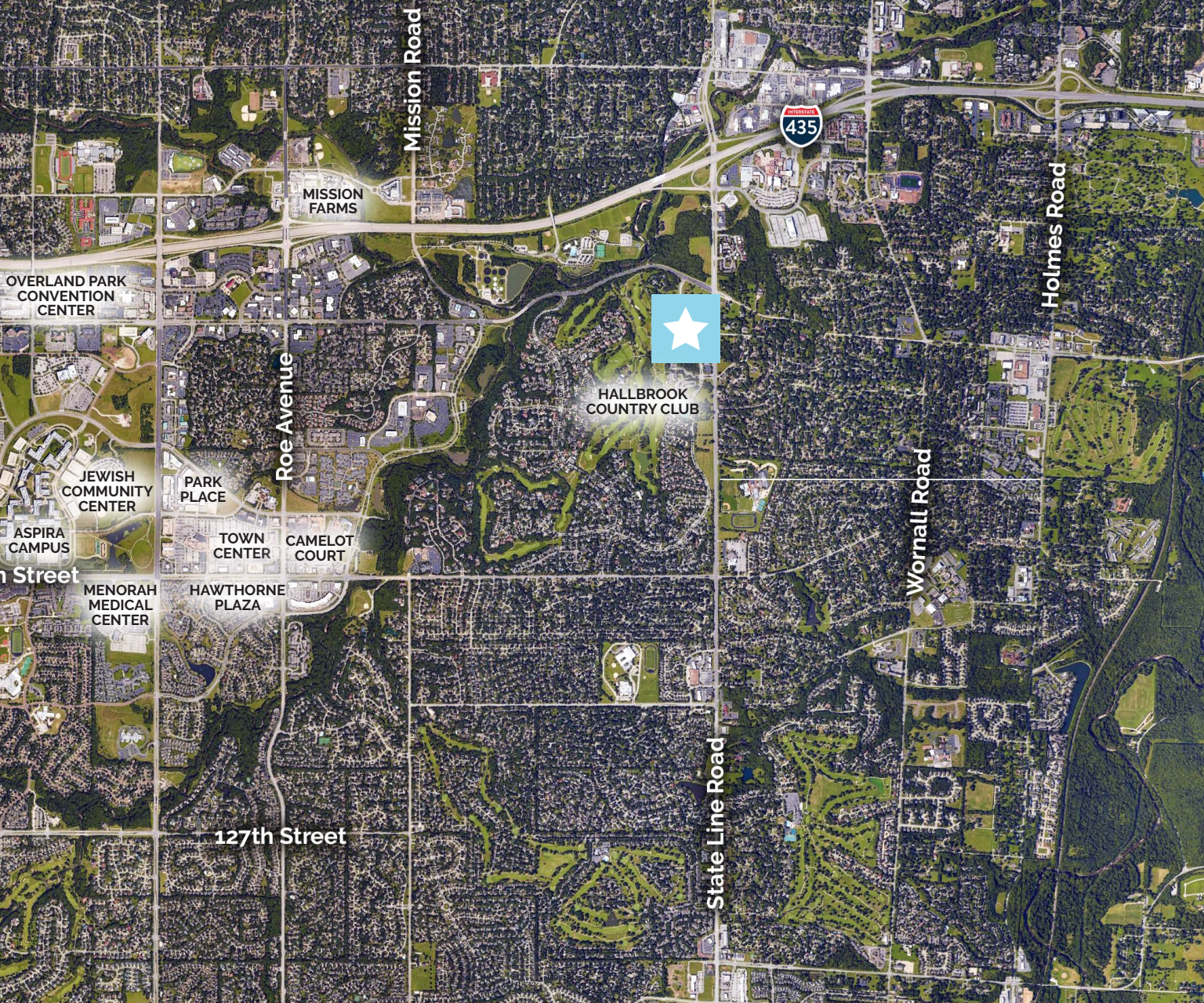


*top-rated
neighborhoods*



*multiple golf
courses & clubs*

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location

The College Boulevard corridor is South Johnson County's fast growing area to live, work and play. The area boasts several shopping districts with the hottest stores and name brands, variety of goods and services, and so much more! Here you will find over 70 restaurants offering fast food and casual dining to upscale and boutique selections. In addition to the great shopping and dining, several hotels, golf courses, salons, and services can be easily found in the immediate area.

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property highlights

- Best-in-class area amenities, instantly connected to premier shopping districts: Park Place, Hawthorne Plaza, Town Center, and more
- Professional, on-site management
- Instant access to Interstate 435 with easy connection to Interstate 35 and Highway 69
- Floor-to-ceiling windows offering stunning views of adjacent Hallbrook Country Club and golf course



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