

CHEERS TO FREEDOM



There's no better place to enjoy a fun and care-free retirement than The Atriums. Picture yourself enjoying life in the quaint charm and relaxing atmosphere of a close-knit neighborhood, where a 24-hour service staff takes care of all the small stuff. You're free to pursue hobbies, socialize, or even travel with the lock-and-leave convenience of an independent apartment. Welcome to worry-free living at its finest.

Commitment to Excellence

Welcome to The Atriums, where independence meets ease, and every day is filled with possibility! Here, you can savor the joys of a maintenance-free lifestyle and enjoy life on your terms. Whether you're toasting new friendships at Social Hour, enjoying water aerobics, or relaxing with a good book among our beautiful indoor and outdoor garden spaces, there's always something to look forward to.

Delicious Dining - You'll love healthy, homestyle meals served for breakfast, lunch and dinner in our spacious dining areas!

Fresh Scents - Weekly housekeeping, laundry, and concierge services make life a clean breeze.

Enriching Activities - There's always something to do, whether it's a social gathering, entertainment, creative arts class, senior-friendly exercise and much more! Life is truly better together in a close-knit community like ours.



THE ATRIUMS
SENIOR LIVING COMMUNITY

Where Seniors Thrive in Community

7300 W 107TH ST
OVERLAND PARK, KS 66212

913-381-6000

AtriumsSeniorLiving.com



Exceptional Assisted Living

Welcome to The Atriums, where your family's devotion for a loved one serves as the daily motivation for everything we do. We know each resident comes to us with unique needs, so we serve as an extension of family and walk with you and your loved ones through this next transition in life.

The Warmth of Home

The Atriums is ideal for seniors looking for the familiar comforts of home with many built-in extras that provide the assistance needed to make every day joyful and



care-free – like elegant dining, housekeeping, laundry services, and planned socials – to name a few. Independence meets ease, allowing your loved one to truly

thrive. Every day is filled with possibility, new adventures, and new friendships. It's time to embrace the vibrant retirement they truly deserve.

Enjoy the bright and beautiful sunlit open spaces, nooks, and indoor and outdoor gardens that make The Atriums a truly charming and uplifting place to call home.



Commitment to Excellence

Our promise is to provide a level of quality service that will ensure our Residents enjoy the lifestyle they richly deserve. Our satisfaction comes from knowing we've met or exceeded expectations.

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COMMUNITY Connections

Life is enriched by the friends we make, and there's always an opportunity to connect and socialize at The Atriums – whether through planned off-site field trips, religious discussion groups, or more informal gatherings in our game room or pub. It's easy to enjoy new experiences with others in our warm and welcoming environment.



PURPOSE-FILLED FUN

Every day at The Atriums is filled with an array of meaningful activities that stimulate the mind and body. Take a look at this month's activity calendar and you're sure to find an engaging class or event that can be enjoyed with others, including:

- Classes for the Arts and Creative Expression
- Variety of Music and Entertainment
- Special Guest Speakers
- Movie Matinees
- Engaging Social Outings
- Water Aerobics
- Discussion and Study Groups
- Religious Services
- Special Family Events and Dinners
- Cultural Events
- Senior-Friendly Fitness
- Happy Hour

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A PLACE TO THRIVE

You'll love the natural sunlight that shines into The Atriums from above. Like a well-tended garden, our community offers the ideal environment to bloom and grow in the encore season of life. We invite you to experience peace of mind and a worry-free lifestyle, surrounded by greenery and warmth.



Amenities

- Nutritious, chef-prepared meals served three times daily in our Dining Room
- Fitness center
- On-site beauty/barber shop services
- Movie theater, library and central fireplace
- Raised bed community garden
- Crafting areas, puzzle tables and community activity spaces
- Church services and Bible studies
- Life enrichment activities and off-site outings
- Maintenance-free living

Distinctive Services

- 24/7 Personal Care Staff
- Concierge Services
- Common-area WiFi
- Complimentary transportation within a 10-mile radius
- Weekly housekeeping
- Utilities and trash
(internet, cable and phone separate)
- State-of-the-art fire and security system
- Emergency Call System, in-residence



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HEALTHY, HOME-STYLE DINING

Let the aroma of Rotisserie Chicken and Egg Noodle Soup or Herb Grilled Asparagus or Banana Pudding Pie whet your appetite for what is undoubtedly a favorite, if not the favorite feature of our community for Residents... our hearty Midwestern inspired dining experience.

We take great pride in offering nutritiously balanced and themed dinner menu choices with our ever-attentive dining service. Bon Appétit!



SAMPLE DINNER MENU

Breaded Baked Fish

Norwegian cod fish lightly breaded in crushed buttered crackers with our house made caper tartar sauce over wild rice pilaf with steamed fresh snow peas

Slow Cooked Pot Roast

Tender prime cut of beef slow roasted with peppered beef gravy served with skin-on red bliss potatoes and seasoned broccoli florets



Apricot-Ginger Glazed Ham

Apricot and ginger infused glazed ham with savory sweet potato sauté and garlic wilted spinach

Smothered Pork Chops

Nostalgia rises from the grill with this melt-in-your-mouth favorite served with buttered rice and parmesan Brussels sprouts.

Dessert of the Day

Freshly Baked Cherry Pie Angel Food Cake with Fresh Fruit

Beverages

Fresh-brewed Coffee, Decaffeinated Coffee or Tea, Iced Tea, Lemonade, Fruit Juices

You are invited

Join us for a complimentary meal and tour of our beautiful community!



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THE PINES

1 Bedroom / 1 Bath • 475-500 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
- Emergency Call System, in-residence
- Illuminated entries
- 24/7 personal care staff
- Free transportation within a 10-mile radius

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THE MAPLES

1 Bedroom / 1 Bath • 600-725 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
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THE CYPRESS

1 Bedroom / 1 Bath • 725 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
- Emergency Call System, in-residence
- Illuminated entries
- 24/7 personal care staff
- Free transportation within a 10-mile radius

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THE OAKS

1 Bedroom / 1 Bath • 750 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
- Emergency Call System, in-residence
- Illuminated entries
- 24/7 personal care staff
- Free transportation within a 10-mile radius

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THE PALMS

2 Bedroom / 2 Bath • 775 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
- Emergency Call System, in-residence
- Illuminated entries
- 24/7 personal care staff
- Free transportation within a 10-mile radius

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THE WILLOWS

2 Bedroom / 2 Bath • 790 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
- Emergency Call System, in-residence
- Illuminated entries
- 24/7 personal care staff
- Free transportation within a 10-mile radius

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THE ELMS

2 Bedroom / 2 Bath • 800-1,084 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
- Emergency Call System, in-residence
- Illuminated entries
- 24/7 personal care staff
- Free transportation within a 10-mile radius

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THE EVERGREENS

2 Bedroom / 2 Bath • 1,000 Square Feet



Date:	Monthly rate:
Apartment #:	

Apartment Features

- Walk-in showers and private bathrooms
- In-suite full size refrigerator
- Individually-controlled heat and air conditioning
- Kitchenette
- Weekly housekeeping
- Weekly flat-linen service
- Maintenance-free
- Utilities included (except phone, cable, WiFi)
- Individual indoor mailboxes
- Personal closet
- Linen storage
- State-of-the-art fire and security system
- Emergency Call System, in-residence
- Illuminated entries
- 24/7 personal care staff
- Free transportation within a 10-mile radius

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THE WARMTH OF HOME

We offer several apartment options designed to fit the individual needs of our Residents. Our beautiful community is nestled in peaceful Overland Park and features a spacious sunlit atrium and dining hall, scenic gardens and elegant sitting areas. Our approach centers on the creation of a home-like environment.



Independent Apartments

One Bedroom

	Starting at
The Pines - 475 Sq. Ft.	\$2,465
The Pines On The Corner - 500 Sq. Ft.	\$2,571
The Maples N&E - 600 Sq. Ft.	\$2,915
The Maples S&W - 725 Sq. Ft.	\$3,021
The Cypress - 725 Sq. Ft.	\$3,074
The Oaks - 750 Sq. Ft.	\$3,285

Two Bedroom

The Palms - 775 Sq. Ft.	\$3,498
The Willows- 790 Sq. Ft.	\$4,086
The Elms - 800 Sq. Ft.	\$4,081
The Evergreens - 1,000 Sq. Ft.	\$4,293
The Elms On The Corner - 1,084 Sq. Ft.	\$4,505
The Bradford - 1,150 Sq. Ft.	\$5,247

Additional Fees

One-Time Community Fee (non-refundable)	\$2,000
Second Occupant Fee	\$530
Pet Fee (one-time)	\$500
Covered Parking	\$35

Assisted Living Apartments

One Bedroom

	Starting at
The Pines	\$4,823
The Pines On The Corner	\$5,332

Additional Fees

One-Time Community Fee (non-refundable)	\$2,000
Second Occupant Fee	\$848

All rates subject to change without notice

Assisted Living Levels of Care

Level 1	\$500
Level 2	\$750
Level 3	\$1,000
Level 4	\$1,250

The Atriums provides Levels of Care for an additional monthly charge. Care Levels are applicable to each person residing in an Assisted Living apartment. To determine how we can best care for the unique needs of each Resident, our Staff works very closely with your family. Together, an assessment is conducted to create a personal plan of care. Additional services may include medication assistance, support with activities of daily living such as dressing, bathing, grooming, escort assistance, dining assistance, transfer assistance, prompting, redirecting, ambulation assistance, and incontinence care.

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