

# Prairie Village Office Center

*Boutique Trophy Asset in Kansas City's Most Desirable Market*

7301 Mission Road, Prairie Village, KS  
±74,551 SF



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CONFIDENTIAL OFFERING MEMORANDUM

Newmark Zimmer, as exclusive advisor, is pleased to present the Prairie Village Office Center ("PVOC"), located at 7301 Mission Road, Prairie Village, Kansas 66208. The property is 94% leased to a diverse tenant mix, and is occupied by 60% medical tenants. The University of Kansas Health System occupies over 20% of the property and recently signed an extension through May 2031. They have been a tenant for over 20 years and completed an expansion and remodel of their space in 2020.

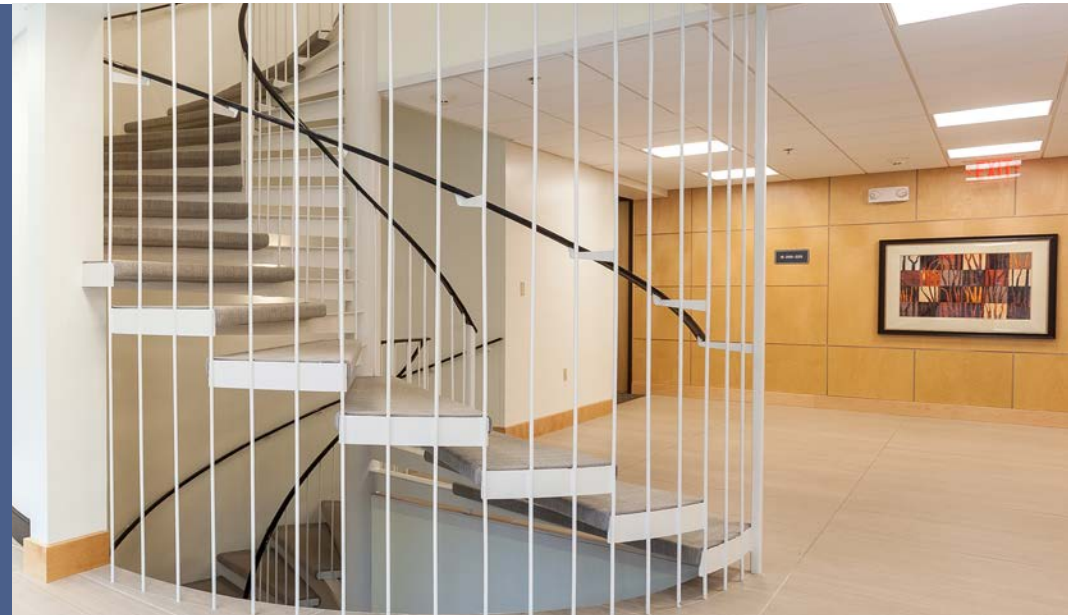
Originally built in 1962, the property was renovated in 2017. The Property is located in Prairie Village, one of Kansas City's most desired and affluent submarkets, within walking distance to Prairie Village Shops and Corinth Square. Office occupancy in Prairie Village remains one of the strongest in the Kansas City market, with a vacancy rate of 5.8%.



## Best in Class Location



- Located in Prairie Village, Kansas City's most desired submarket for live, work, play
- Walking distance to the Shops of Prairie Village and Corinth Square, home to over 100 of Kansas City's best high-end retailers and restaurants
- Strong demographics, with 278,000 population in a 5-mile radius and \$131,000 average HH income in a 1-mile radius
- 5.8% vacancy in Prairie Village office market, far below the market average of 16.2% vacancy



## Diverse Tenancy



- Anchored by The University of Kansas Health System who recently signed an extension through May 2031 and have occupied the building for 20+ years
- Secure and durable income with staggered expiration dates and low concentration risk with high number of tenants
- Resilient tenant mix with granular rent roll and 60% medical tenants offering low turnover and demising costs
- Opportunity to convert building to higher percentage of medical tenancy
- PVOC's average suite size is approximately 1,165 square feet, which perfectly aligns with the median tenant size in the submarket of +/- 983 square feet

## FOR MORE INFORMATION

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