

Advent Health South Overland Park

7840 W 165TH ST., OVERLAND PARK, KS 66233

MEDICAL OFFICE BUILDING FOR LEASE



HIGHLIGHTS

- Medical office building located on the campus of AdventHealth Hospital Campus with a 24/7 emergency department
- Immediate access to 69 HWY off 167th Street & accessible from the 159th Street exit
- 4.0 / 1,000 SF parking ratio
- Strong ownership
- Nearby retail: BluHawk Shopping Center, Panera Bread, Freddy's, Red Door Wood Fired Grill
- Rental rate: \$31.00 PSF Full Service (net of Janitorial)



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7840 W 165th Street

Year Built:	2017
Building Type:	Medical Office
Building Size:	75,000 SF
Building Structure:	Structural steel building with slab on deck for the 2nd and 3rd floors.
Roof:	Garland Modified Bituminous Membrane Roof
HVAC:	VAV system with central boiler and chiller
Fire Management:	NFPA 13 wet-pipe fire sprinkler system with quick-response heads
Hours of Operation:	7:00 AM to 7:00 PM (Monday thru Friday)
Security:	Card access system
Utilities:	Evergy, Kansas Gas, WaterOne, Johnson County Wastewater
Electrical:	3-phase power
Other features:	<ul style="list-style-type: none">• Enclosed walkway to ED / Imaging Center• Convenient covered drop-off• Upscale finishes in lobby• Fiber infrastructure• 323 parking spaces• 24/7 security on-site

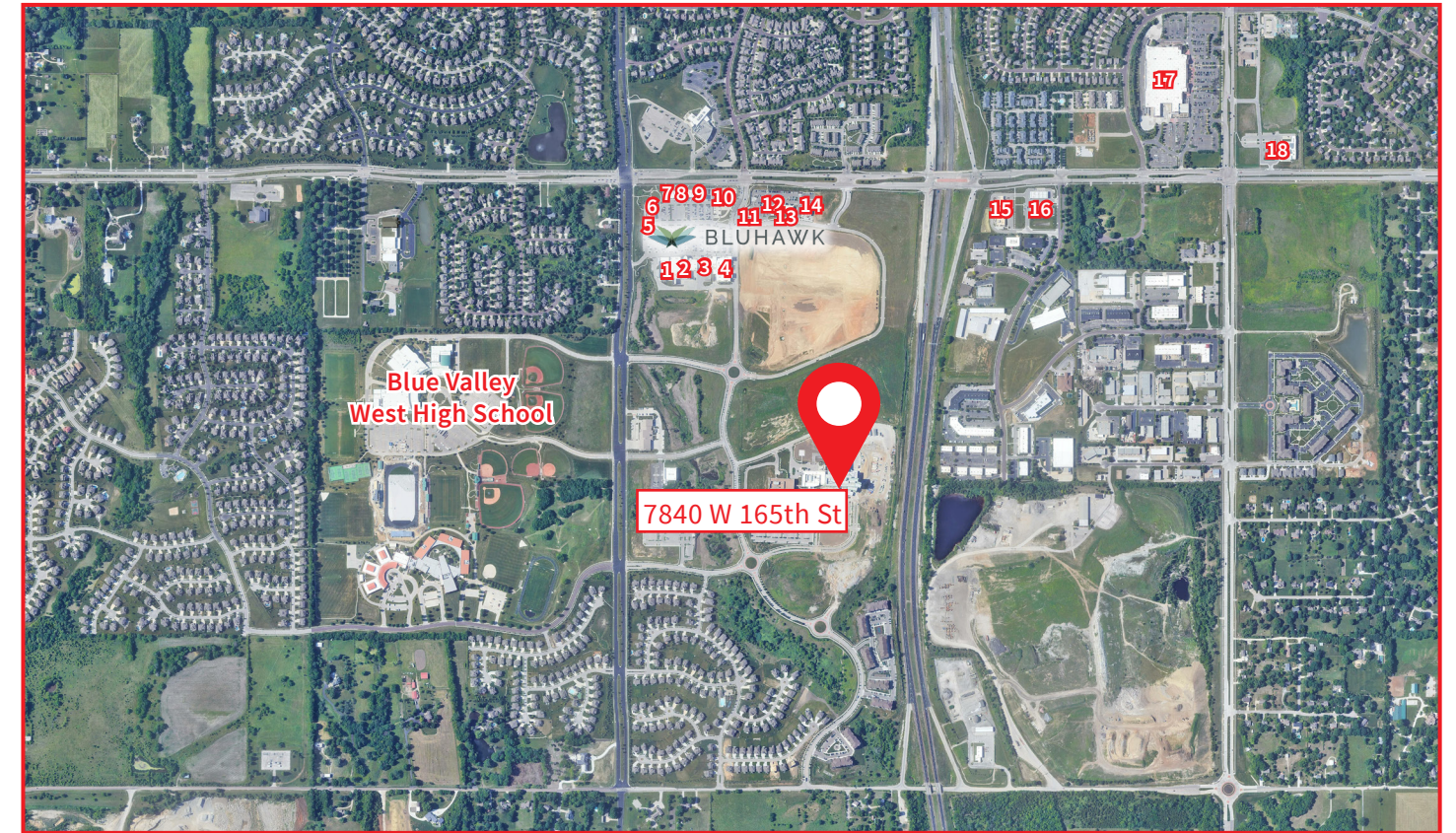
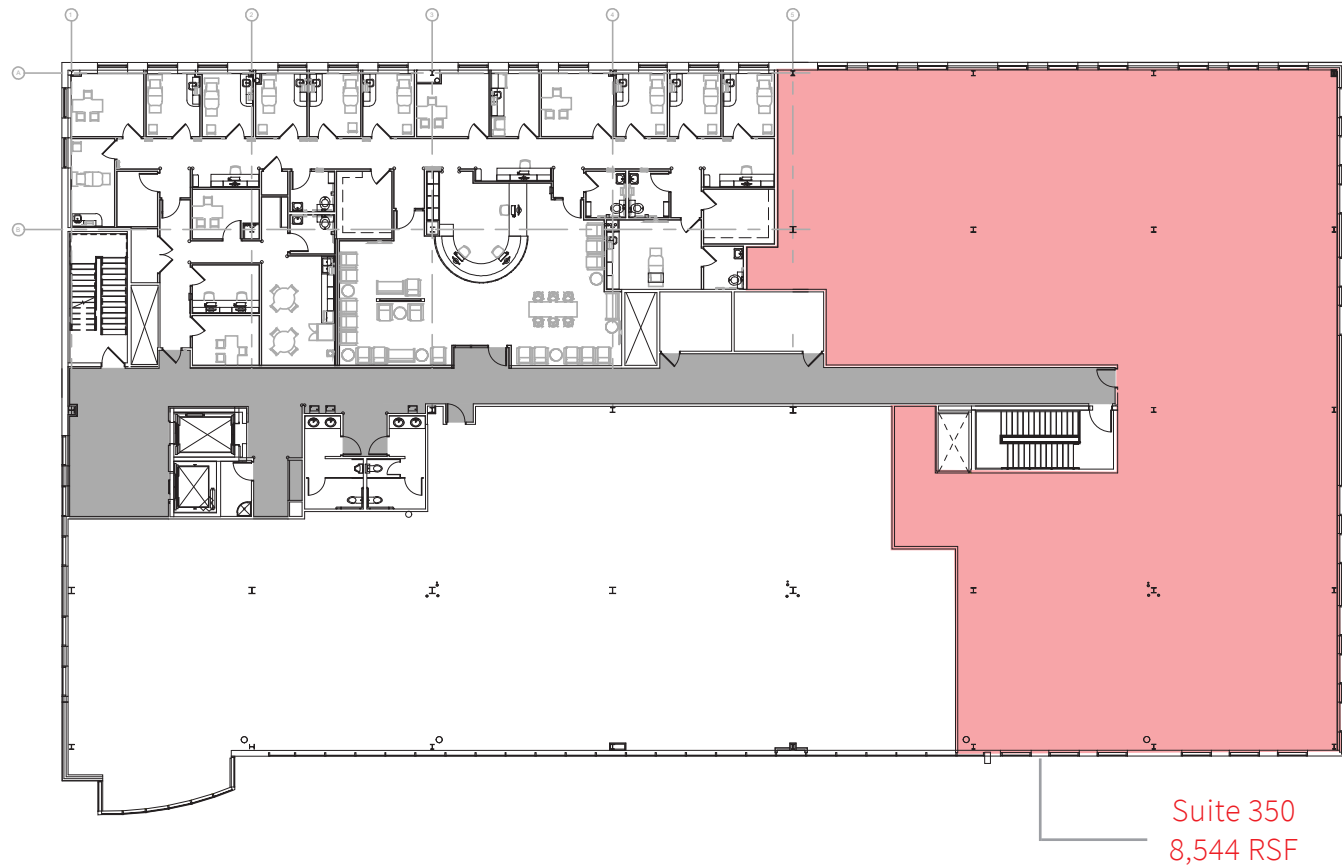


AVAILABILITIES

SECOND FLOOR



THIRD FLOOR



- | | | |
|---------------------------|-----------------------------|------------------|
| 1. Cosentino's Market | 7. Costa Vida | 13. Cactus Grill |
| 2. Waldo Pizza | 8. Nature's Touch Cleaners | 14. Freddy's |
| 3. Starbucks | 9. Great Clips | 15. Andy's |
| 4. TJ Maxx | 10. Red Door Woodfire Grill | 16. QuikTrip |
| 5. Tropical Smoothie Cafe | 11. Panera Bread | 17. Walmart |
| 6. Jersey Mikes Subs | 12. Gyu-Kaku Japanese BBQ | 18. Aldi |

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
MEDIAN HOUSEHOLD:	\$135,374	\$153,358	\$131,975
AVERAGE HEALTH CARE SPEND:	\$11,675.06	\$11,675.38	\$10,491.12
POPULATION:	4,715	44,135	121,581

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