

6 MONTHS FREE RENT | 5+ YEAR TERM | EXECUTE BY 12/31/26

1980 SE BLUE PARKWAY, LEE'S SUMMIT, MO 64063

LEE'S SUMMIT

MEDICAL OFFICE BUILDING



Jones Lang LaSalle Brokerage, Inc.

PROPERTY FEATURES

The new Lee's Summit Medical Center Medical Office Building was completed in 2020. The building is directly adjacent to Lee's Summit Medical Center (LSMC) and connected via a covered walkway. LSMC is an 80-bed acute care hospital owned and operated by HCA. The building features new Class A common areas, abundant parking, interstate visibility and is adjacent to a new Price Chopper anchored retail center. Current tenants include: Bariatrics, Neurology, Vascular, Colorectal, GI and Cardiovascular

Property Address: 1980 SE Blue Parkway

Lee's Summit, MO 64063

Building Size: Approximately 52,000 SF

Year Built: 2020

Parking Ratio: 5/1000

Stories: 3

Beds: 80

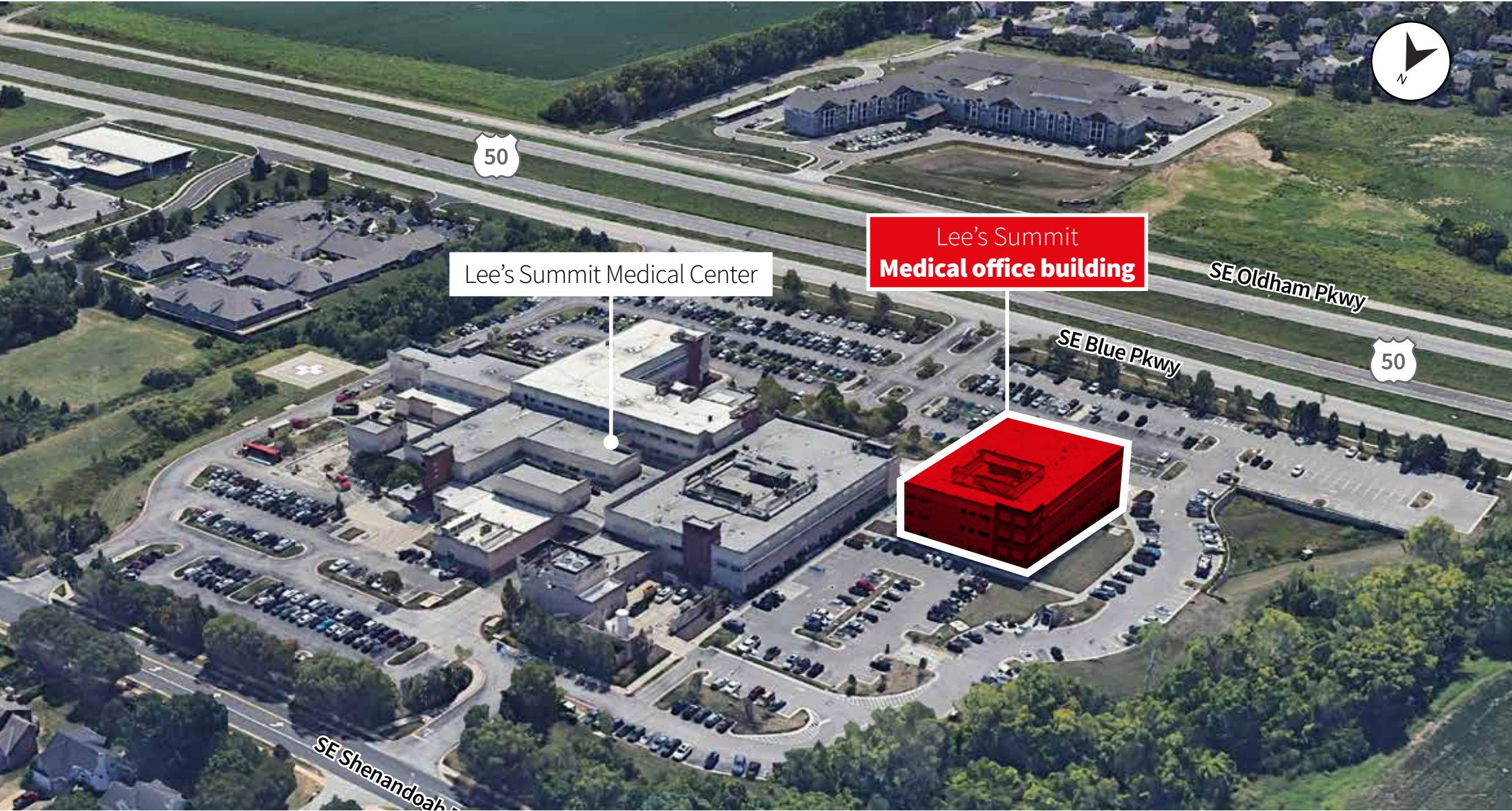
ER Treatment Rooms: 14

Land Size: 28.45 Acres

Rental Rate: \$23.25/NNN



PROPERTY AERIAL



Lee's Summit Medical Center

Lee's Summit
Medical office building

SE Oldham Pkwy

SE Blue Pkwy



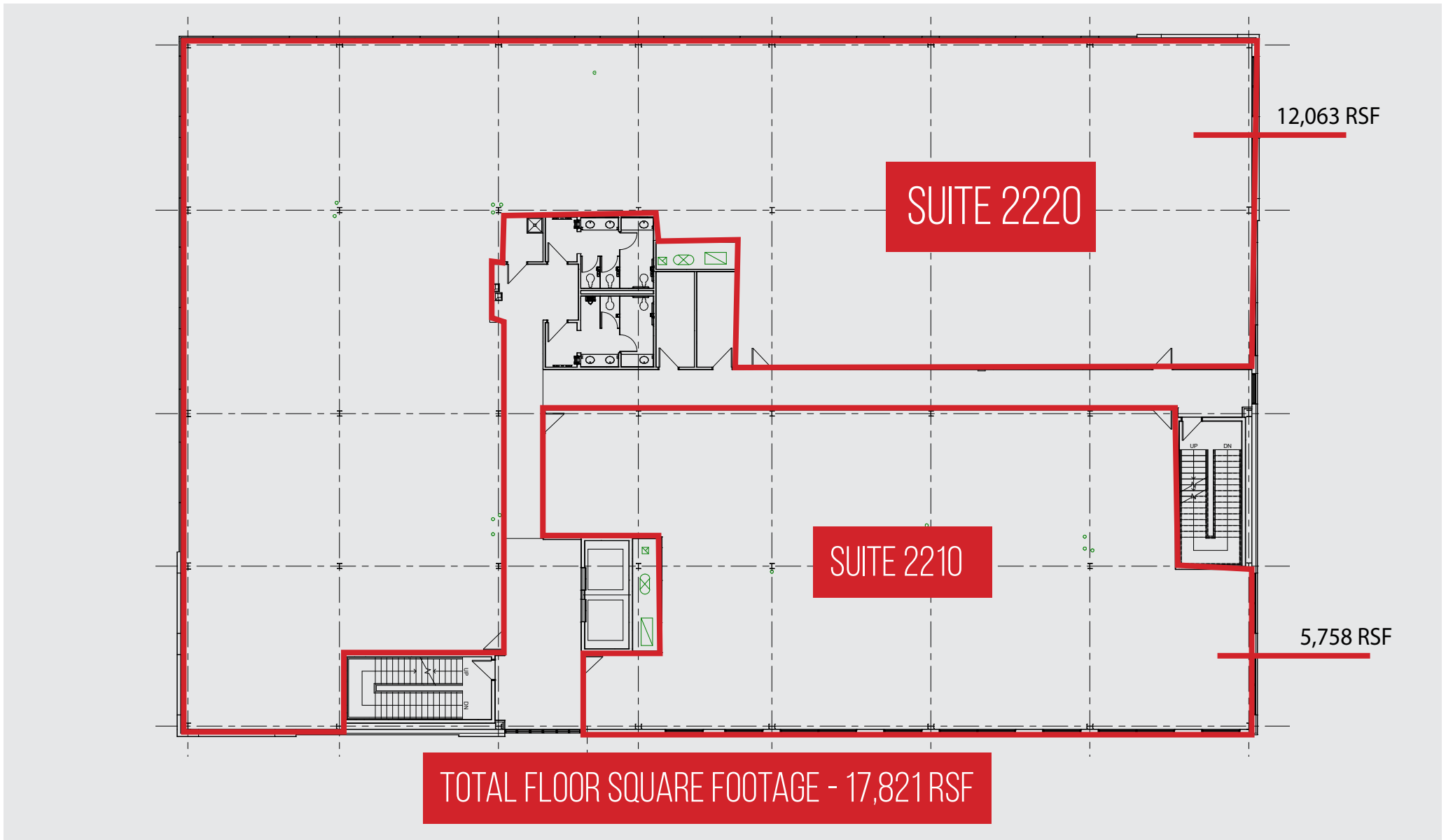
SE Shenandoah



SUITE 2140

1,514 RSF

FIRST FLOOR PLAN

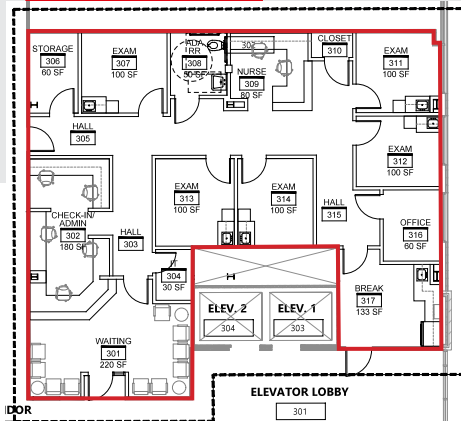


SECOND FLOOR **PLAN**



2,270 RSF

CONCEPTUAL TEST FIT PLAN



THIRD FLOOR PLAN

AREA DEMOGRAPHICS

Data from U.S. Census Bureau



54%

Preventable Hospitalization Rate



38%

Population growth since 2000



79.9

Average Life Expectancy



1,207 TO 1

Patient to Clinician Ratio



98,997

Population



2.62

Average Household Size



\$93,295

Median Household Income



38.4

Median Age

Insurance Mix



95.7%

Have healthcare coverage



67%

Have employment plan healthcare coverage



4.6%

Medicaid (%)



12.6%

Medicare (%)

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