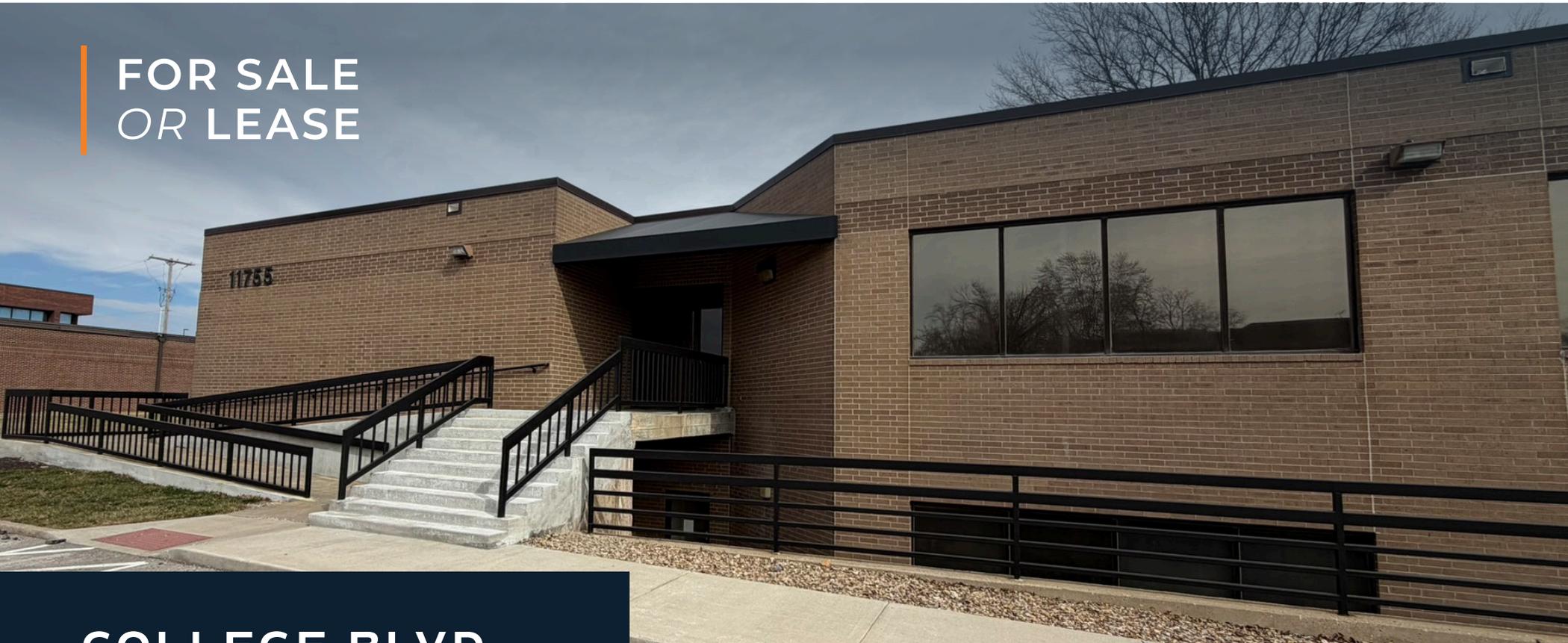


FOR SALE
OR LEASE



COLLEGE BLVD
MEDICAL
OFFICE

11755 W 112TH • OVERLAND PARK, KS



MONUMENT
SIGNAGE
AVAILABLE

ADAM ABRAMS, CCIM

aabrams@lane4group.com / 816.268.7565

SPENCER STEWART

sstewart@lane4group.com / 816.268.9103

FOR SALE

- 13,360 SF building | 0.82 AC
- Medical/office use; Owner-user opportunity
- 1st floor leased to full floor tenant through 7/31/28
- Zoning: CP-O Business Office
- TPO roof | 2021

FOR LEASE

- Move-in ready medical office
- 6,417 SF contiguous:
 - Suite 201: 2,414 SF
 - Suite 202: 2,393 SF
 - Suite 203: 693 SF
 - Suite 204: 917 SF

BUILDING HIGHLIGHTS

- Located along the College Blvd Corridor with a variety of restaurants and amenities
- Great access to Hwy-69 & I-435
- Dedicated parking lot with 60 stalls
 - Parking ratio: 4.49/1000



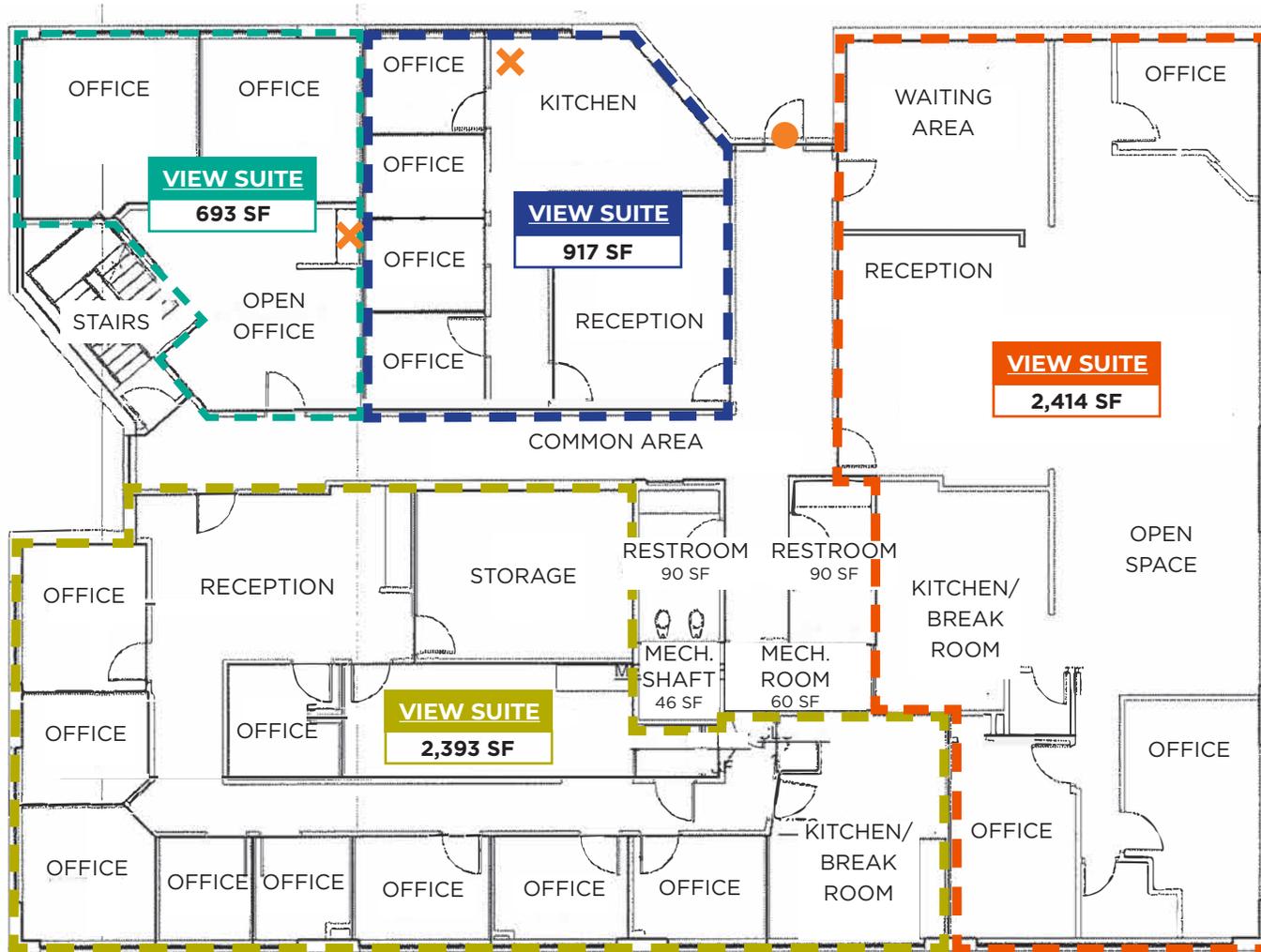


2nd Floor

6,417 SF

● ENTRY

✕ SINK



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,544	97,542	263,728
Average HH Income	\$119,802	\$128,223	\$131,681
# of Businesses	656	6,360	15,967
# of Employees	8,966	88,693	215,929

