



Class A Medical Office Space for Lease

LMH Health West Campus

6265 Rock Chalk Drive, Lawrence, Kansas

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Property Profile



The three-story LMH Health West medical office building was built in 2020. The Class A facility houses multiple medical specialties under one roof serving Douglas County and the surrounding communities' healthcare needs. The interior space includes high-end finishes throughout the lobby and common areas with three public entrances, abundant parking, and excellent access to I-70 and K-10.

Area Demographics



Current Population

1-Mile	4,067
3-Mile	26,423
5-Mile	68,225

Median Age

1-Mile	32.3
3-Mile	38.0
5-Mile	31.8

Household Income (Avg.)

1-Mile	\$135,267
3-Mile	\$140,266
5-Mile	\$108,029

Median Home Value

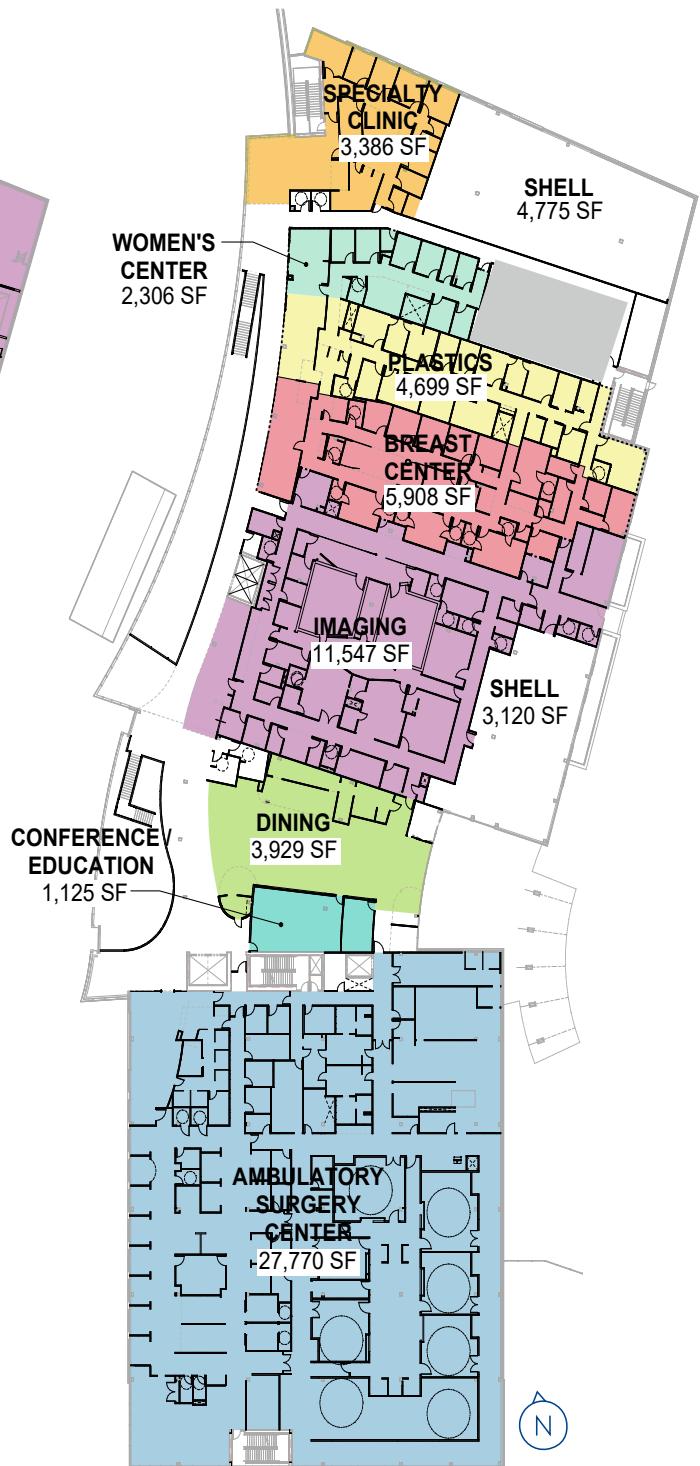
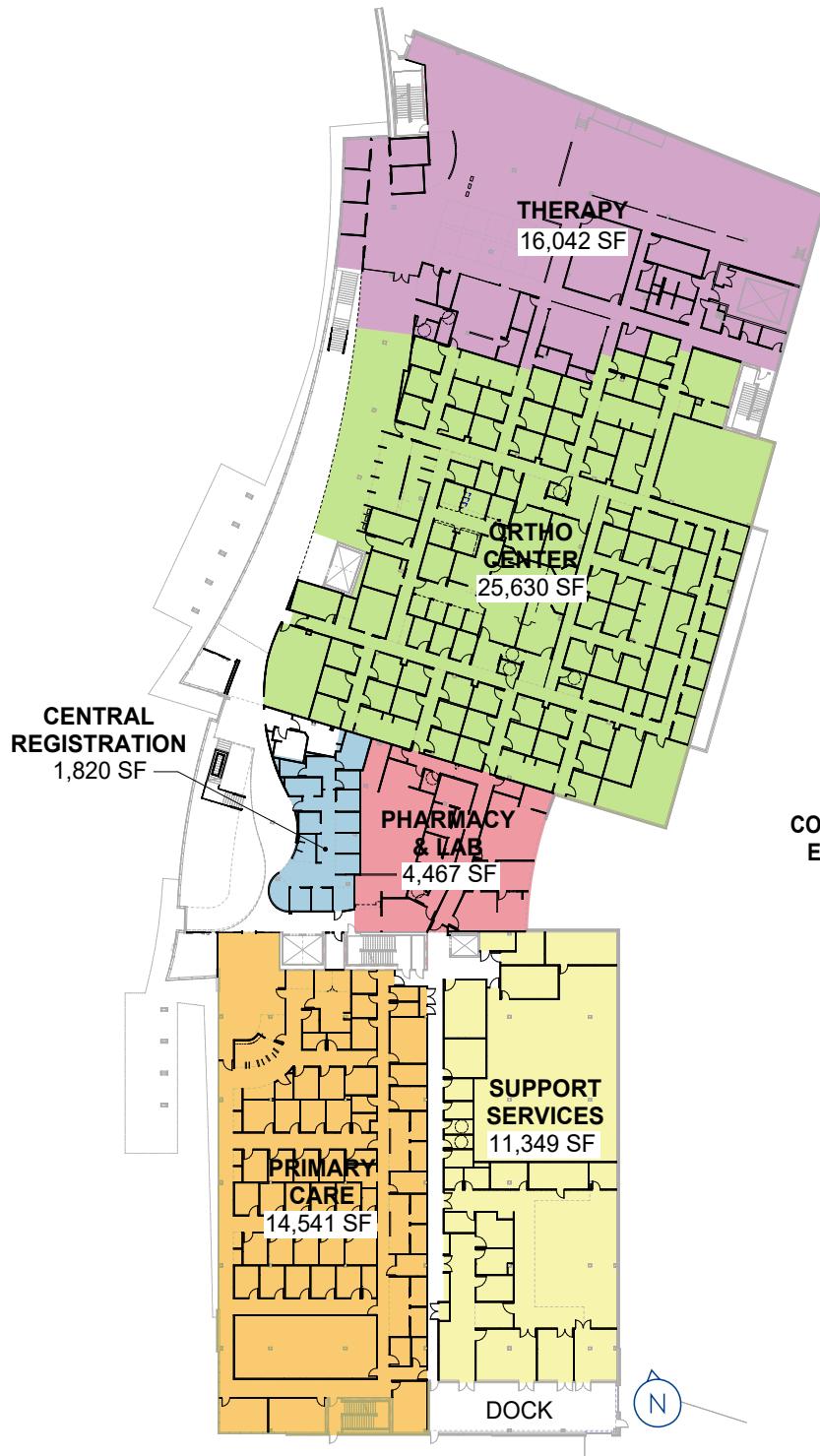
1-Mile	\$468,810
3-Mile	\$398,005
5-Mile	\$334,264

LMH Health West Campus | For Lease

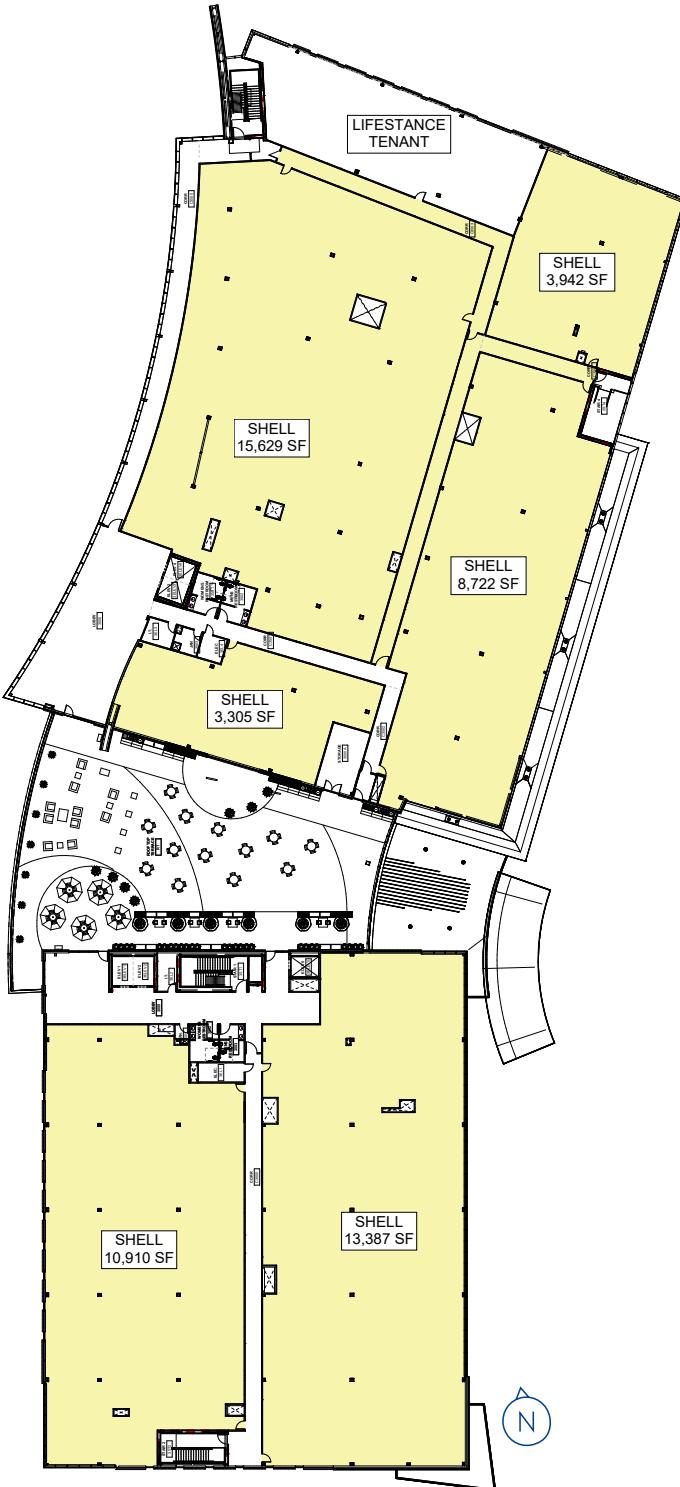
Property Gallery



Floor Plans



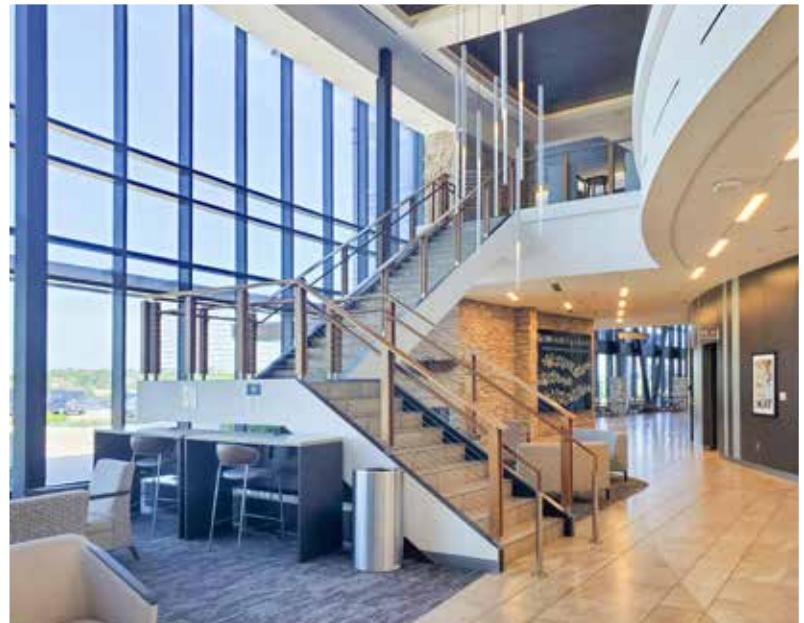
Medical Office Space Available



Space Available
Level Three

Property Features

- Constructed in 2020
- Class A medical office space
- Up to $61,000 \pm$ SF available
 - » Space can be demised to suit
 - » $31,600 \pm$ SF on the north side
 - » $24,300 \pm$ SF on the south side
- Built to LEED standards
- Coffee shop and food court on-site
- Excellent access to I-70 and K-10
- On-site pharmacy
- Dedicated staff parking
- Rooftop garden
- Therapy garden and walking trails with connectivity to Lawrence Loop



Location



Russ Johnson, LMH Health President and Chief Executive Officer

"Since its opening, LMH Health West has proven not only to be a beautiful healthcare center, but also an incredibly convenient location expanding services to patients in Douglas County and the region. We have found this location to provide easy access for our patients and families coming to us from all directions. Our prediction that this would be a vital and growing location in 2018 has proved to be true and we're excited to see the expansion of the SLT and further developments for housing and commercial use close by."



Join Tenants

- Plastic Surgery Specialists of Lawrence
- Sunflower Pelvic Health
- Cafe at LMH Health West Campus
- Imaging - LMH Health West Campus
- Kansas Sports Medicine
- LMH Health Therapy Services
- LMH Health Women's Center
- Lawrence Breast Specialists
- Lawrence OB-GYN Specialists
- Lawrence Surgery Center
- Mt. Oread Family Practice
- LMH Health Primary Care



Dr. Thomas Marcellino, MD, LMH Health Primary Care

"We have been thrilled to relocate our practice to the West Campus. The facility is modern, beautiful and our patients appreciate the convenience and ease with which they can reach us."

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