



FOR LEASE

Foxhill Medical Building

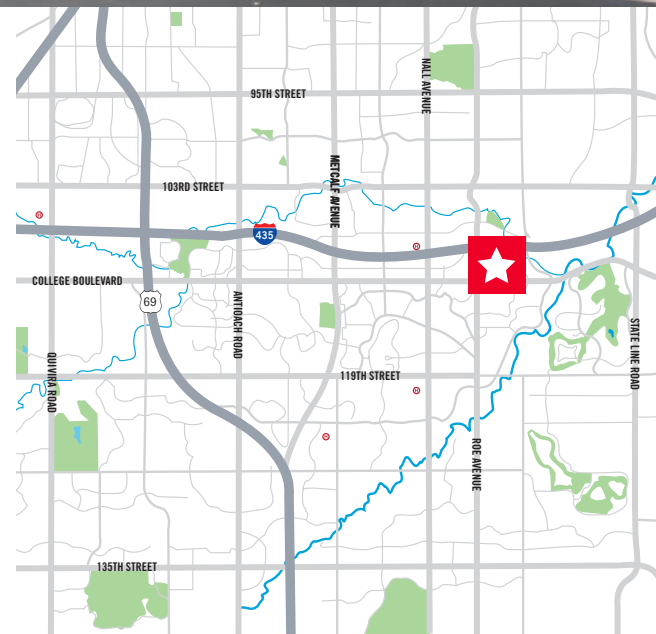
4601 W 109th Street / Overland Park, KS



1,739 & 2,010 SF Suites Available
Lease Rate: \$27.00 - \$28.00 PSF FS

Property Highlights

- Premier location at I-435/Roe - Kansas City's most vibrant medical corridor
- Ideally suited for dentist or doctor
- Attractive rental rates for smaller medical users with comparable tenant finish allowances
- Some covered parking plus surface parking at 4.8/1000
- Strong and established tenant base of dentists and doctors with strong ownership
- In close proximity to seven hospitals and College Boulevard amenities



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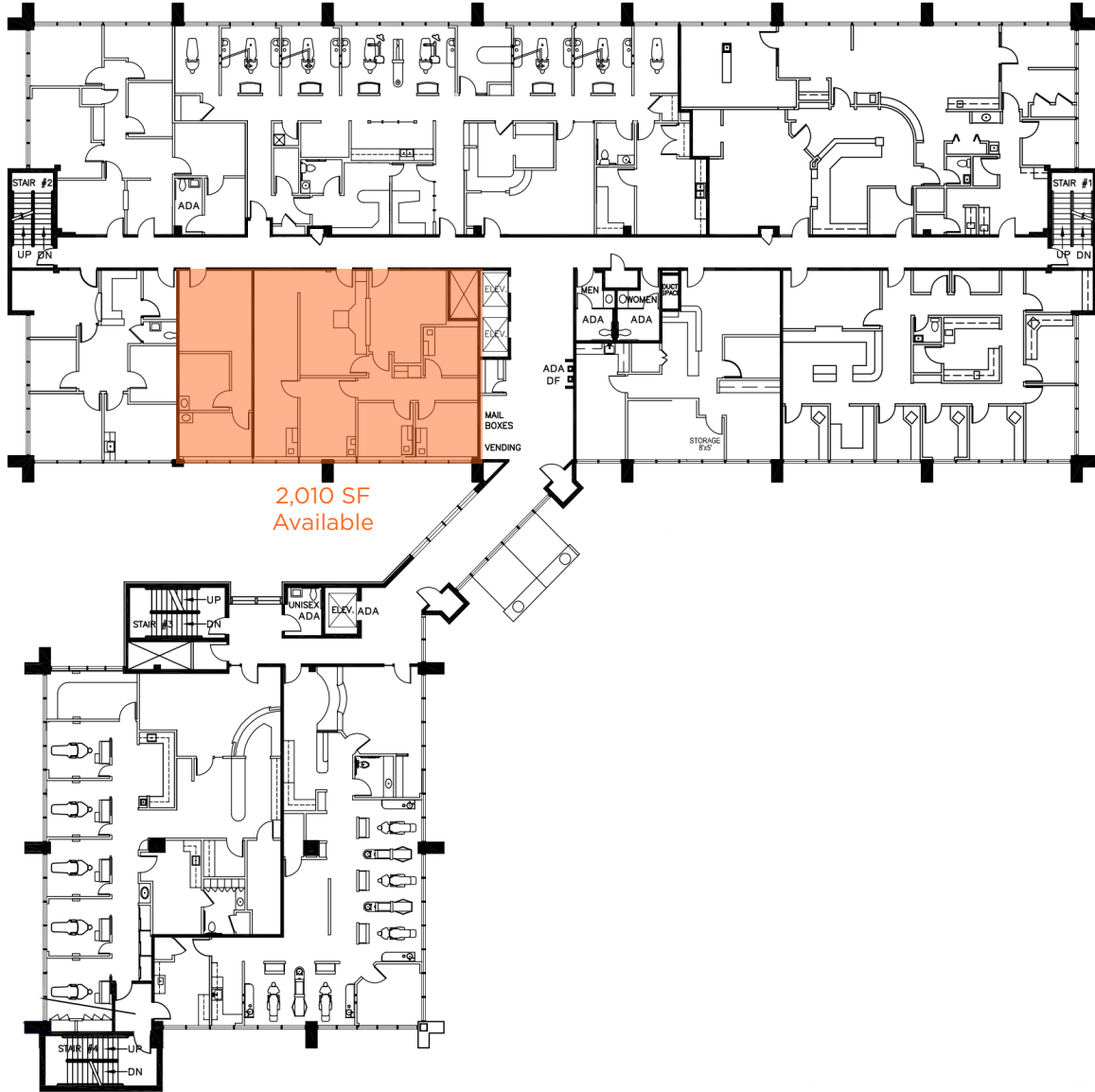
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2nd Floor Availabilities



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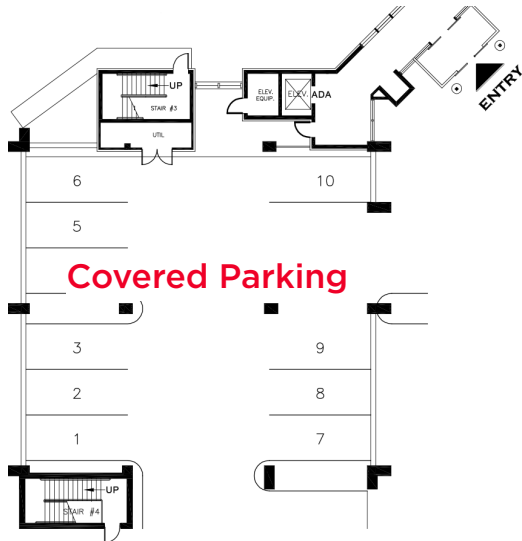
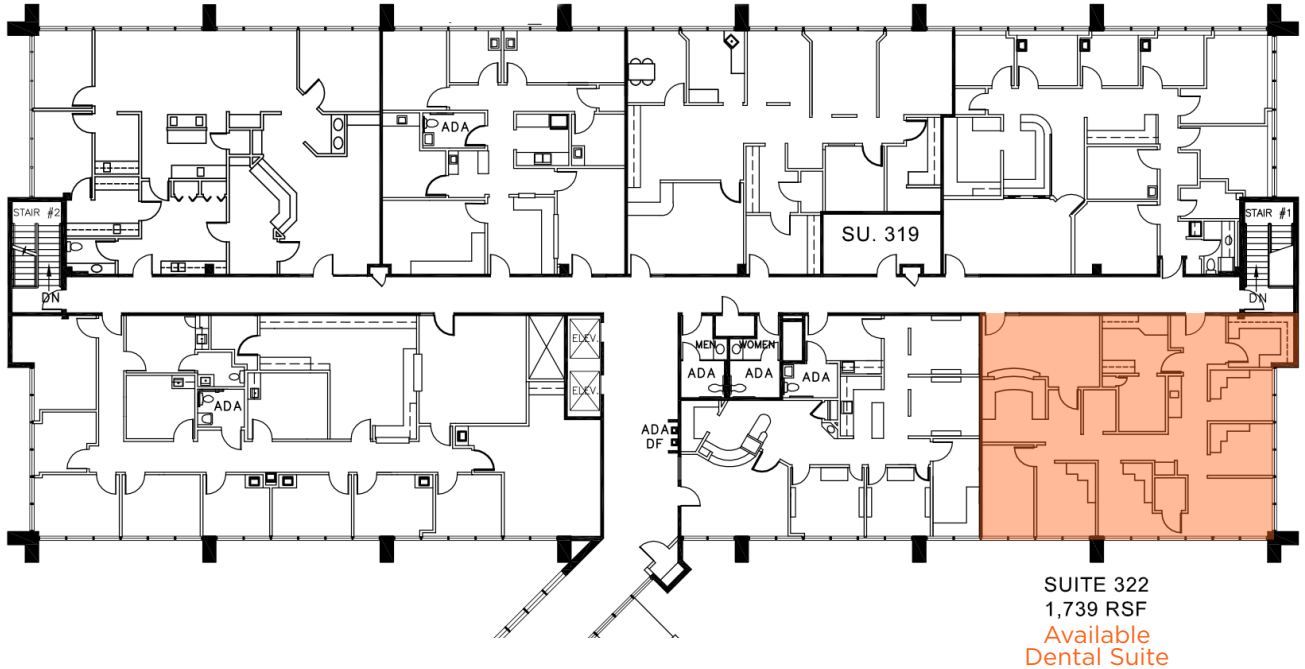
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3rd Floor Availabilities / Demographics



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,292	76,574	223,555
Households	2,519	33,610	97,297
Average HH Income	\$144,549	\$111,220	\$98,429
Daytime Population	22,687	113,256	197,398
# Businesses	934	5,693	11,879

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Photos



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College Boulevard Corridor - Neighboring Health and Medical Specialists

