

MEDICAL OFFICE FOR LEASE 2,144 SF - 7,024 SF

**BLUE VALLEY MEDICAL BUILDING
12850 METCALF AVE • OVERLAND PARK, KS**

AREATM
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

Availability:

Suite 100: 7,024 RSF

Suite 102: 3,474 RSF

Suite 103: 2,144 RSF

Suite 210: 3,105 RSF

Hospital Rated (I-2)

Three suites to be delivered from warm shell condition, allowing for full customization to meet medical, healthcare, or professional office tenant requirements

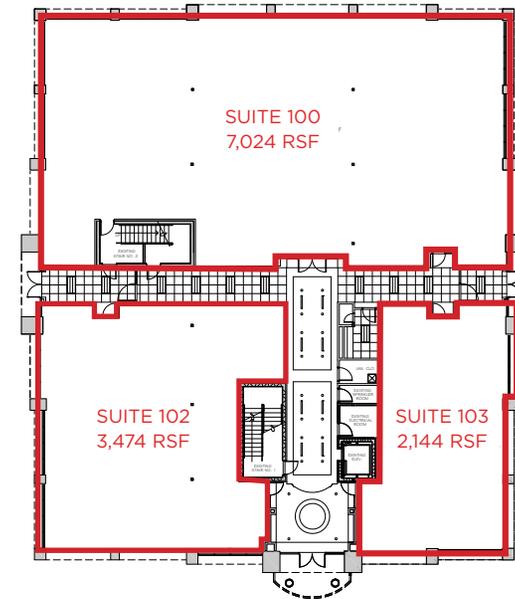
Generator power and medical gas infrastructure available throughout the building

Security cameras in exterior areas and interior common areas

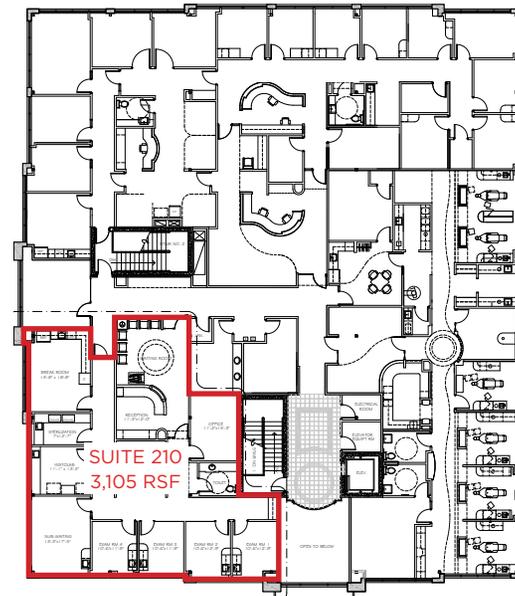
Prominent building signage with visibility from Metcalf

Convenient access to amenities along 119th Street and 135th Street, with immediate connectivity to the recently improved Highway 69

FIRST FLOOR

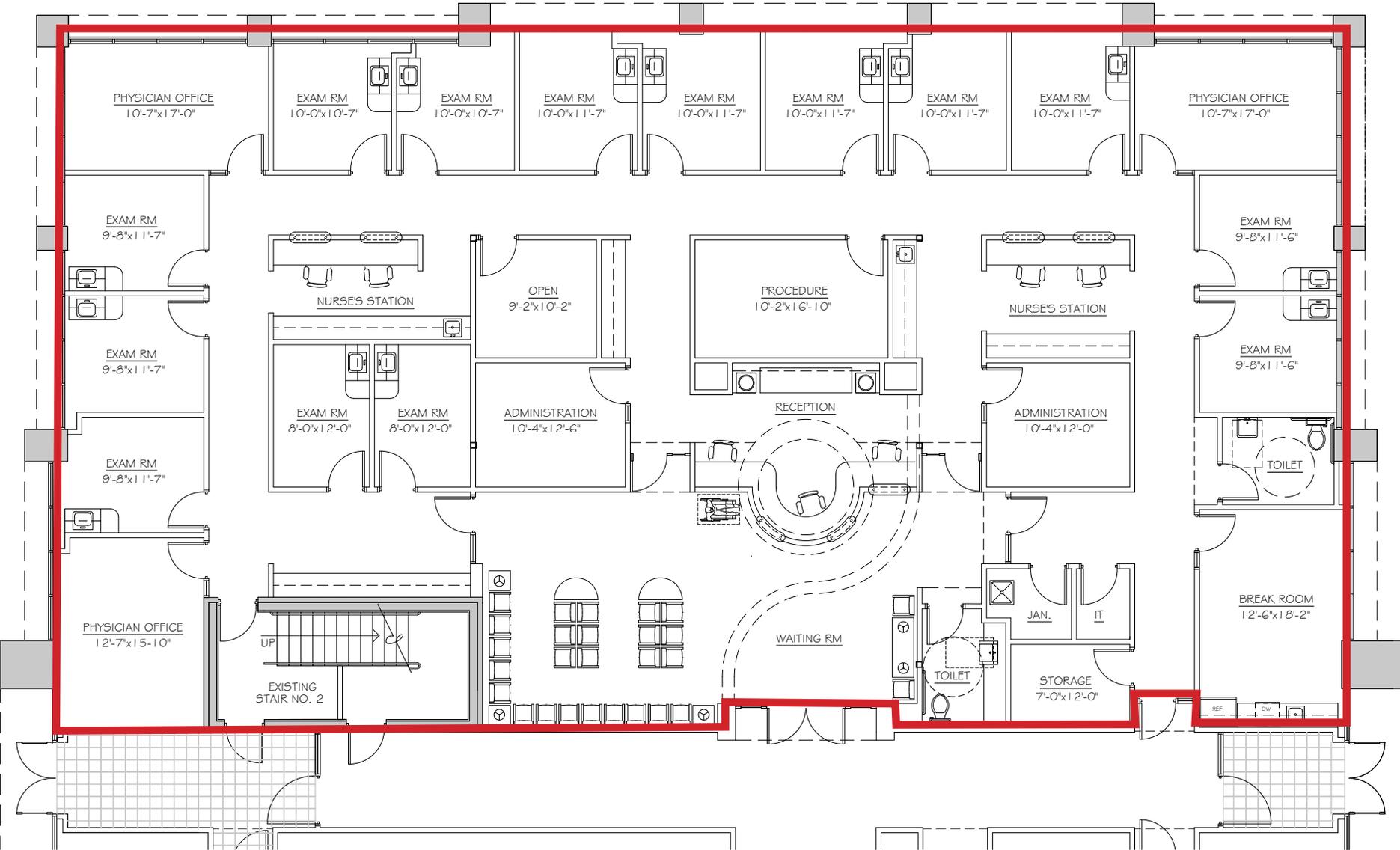


SECOND FLOOR



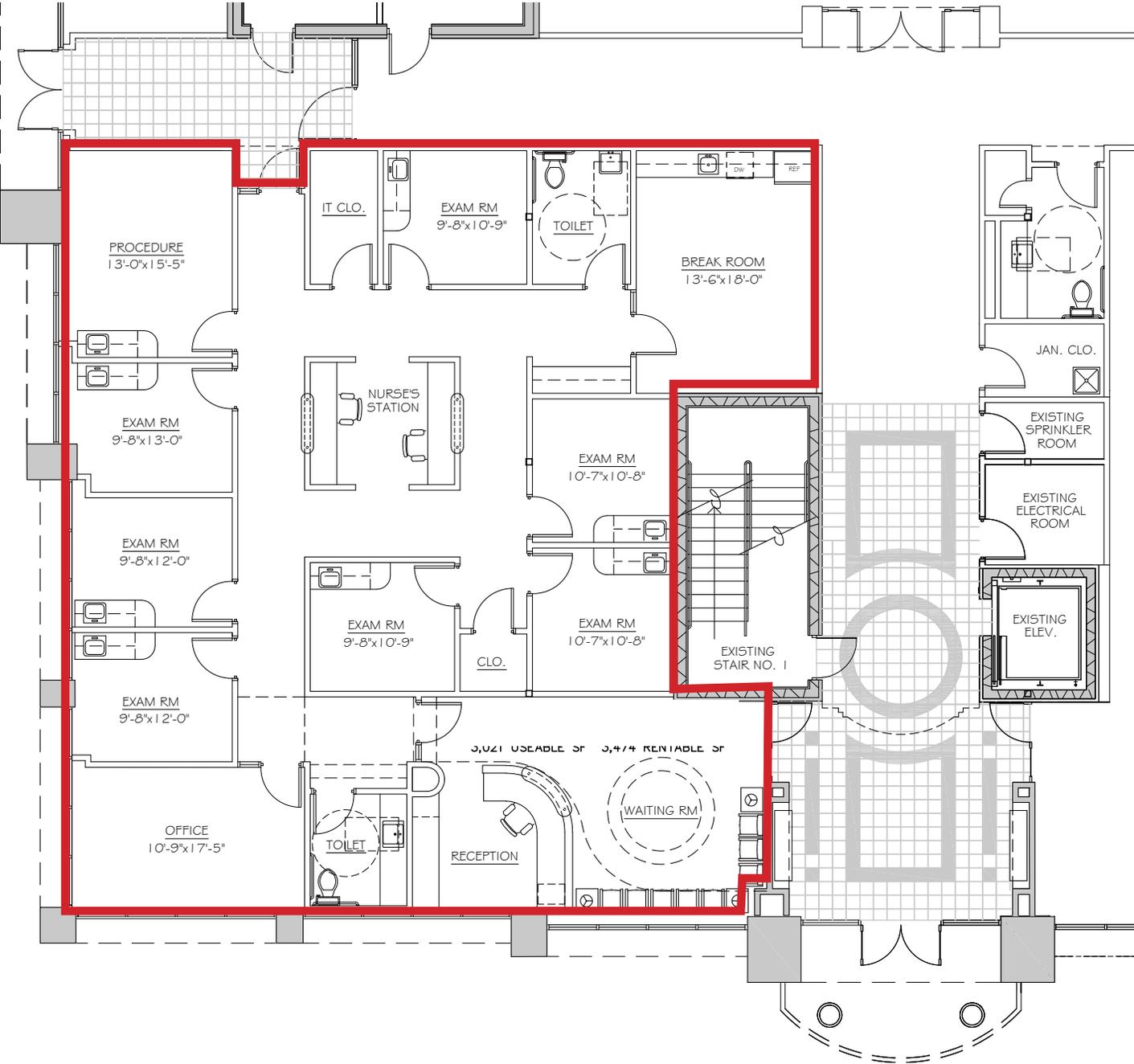
CONCEPTUAL PLAN - SUITE 100

SUITE 100: 7,024 RSF



CONCEPTUAL PLAN - SUITE 102

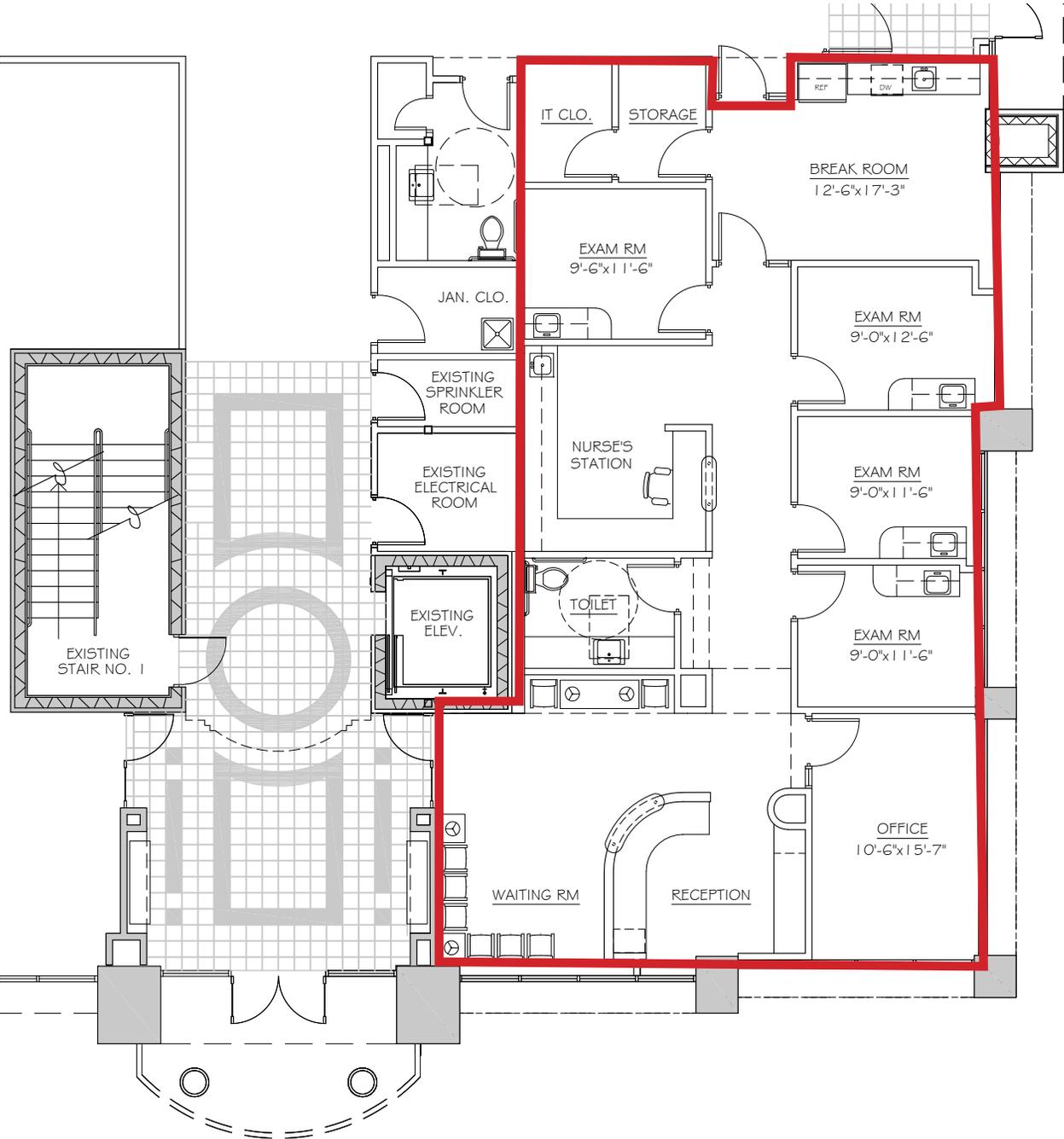
SUITE 102: 3,474 RSF



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CONCEPTUAL PLAN - SUITE 103

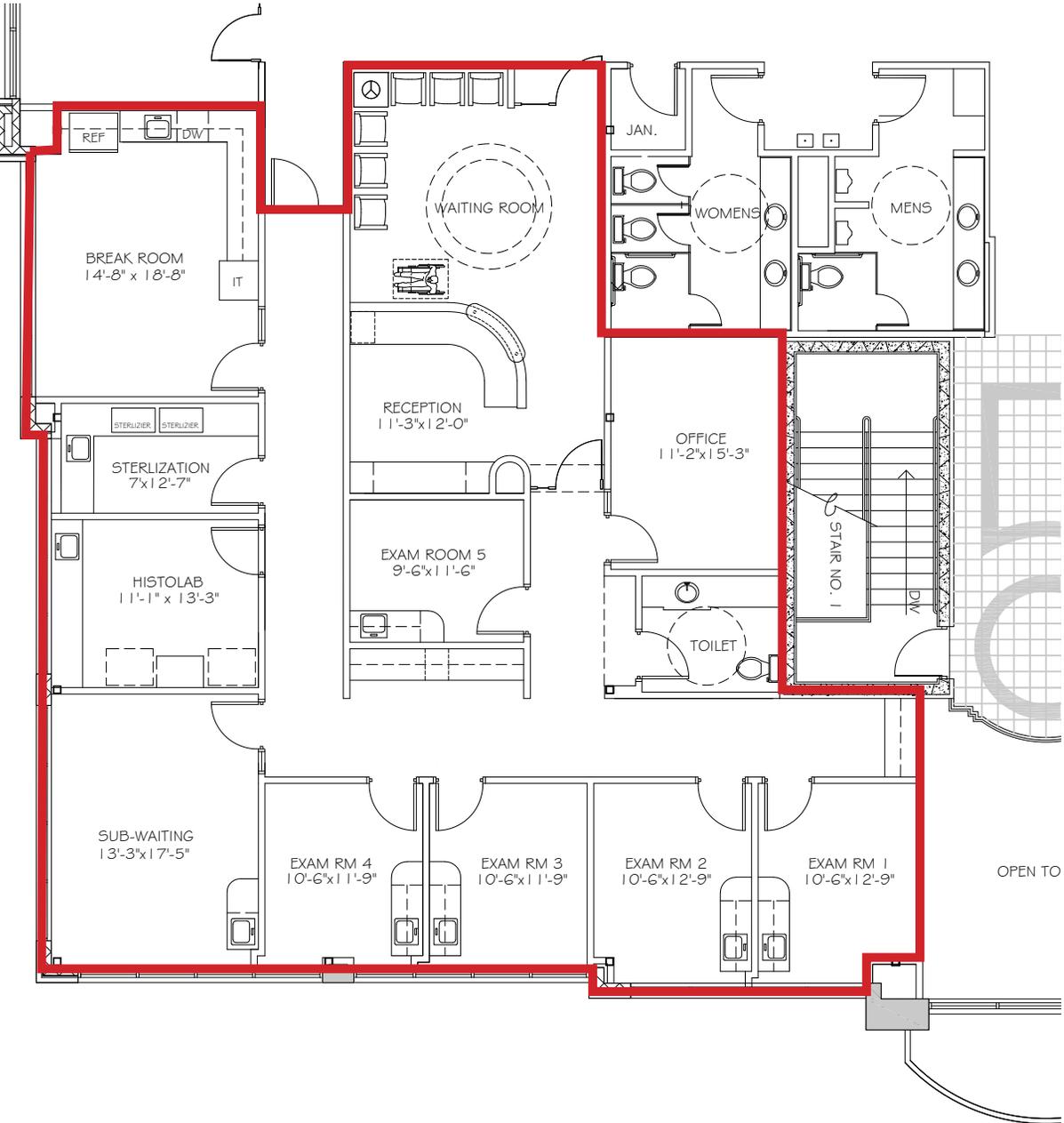
SUITE 103: 2,144 RSF



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FLOOR PLAN - SUITE 210

SUITE 210: 3,105 RSF
\$30.00 PSF FULL-SERVICE

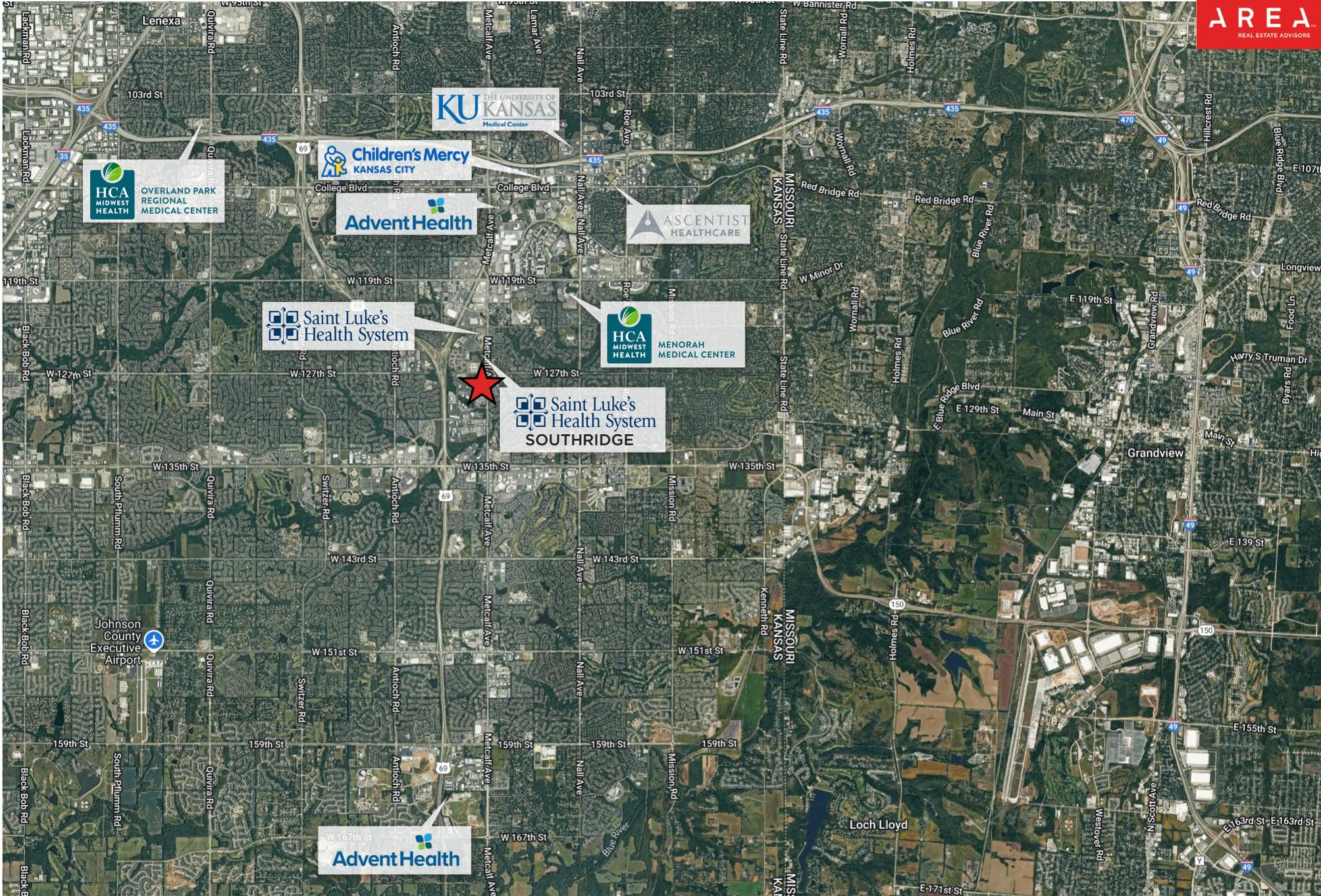


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AERIAL VIEW



NEARBY MEDICAL



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CONTACT

JAY HAWKINS

JHAWKINS@OPENAREA.COM

816.895.4808

TIM SCHAFFER

TSCHAFFER@OPENAREA.COM

816.876.2535

AREA
REAL ESTATE ADVISORS