



**UNDER CONSTRUCTION**

**DELIVERING  
Q1 2025**



# **Overland Park MOB II**

NWC 115<sup>th</sup> and Nall Ave., Overland Park, KS

## Overland Park MOB I



Building 1 Construction Complete



## Overland Park MOB II



For Lease - Now under construction



## Property Highlights



Overland Park MOB is set to be part of Galleria 115, a mixed-use development featuring 211,000 SF of retail and entertainment space, and 678 luxury apartments.

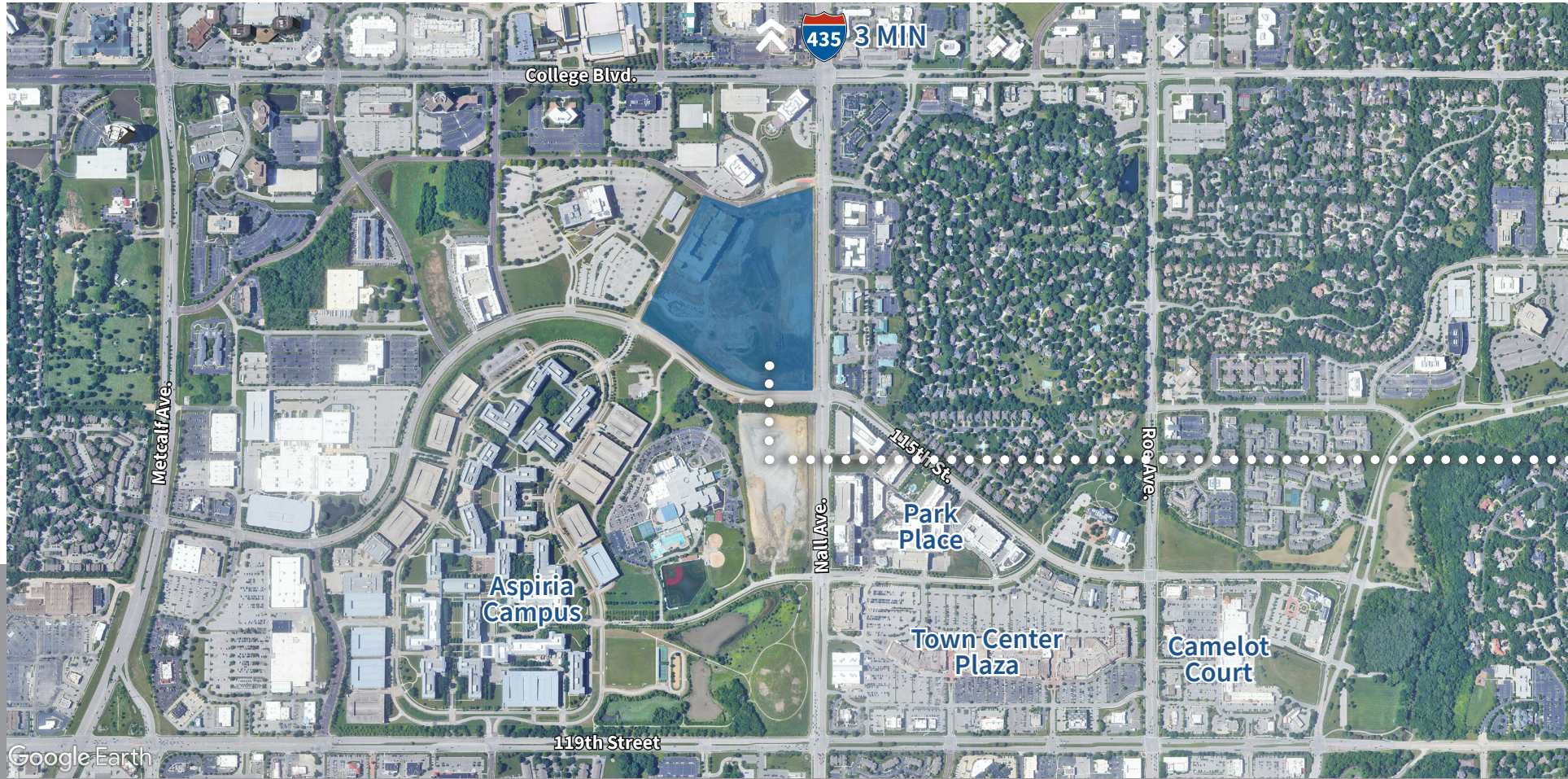


More than 30,000 employees in a one-mile radius



### Location

- Adjacent to the 2+ Million SF Aspiria Campus
- Directly across the street from shopping centers Town Center & Park Place
- 3-minute drive to I-435 via Nall interchange



## Galleria 115 - Overall Siteplan/Aerial



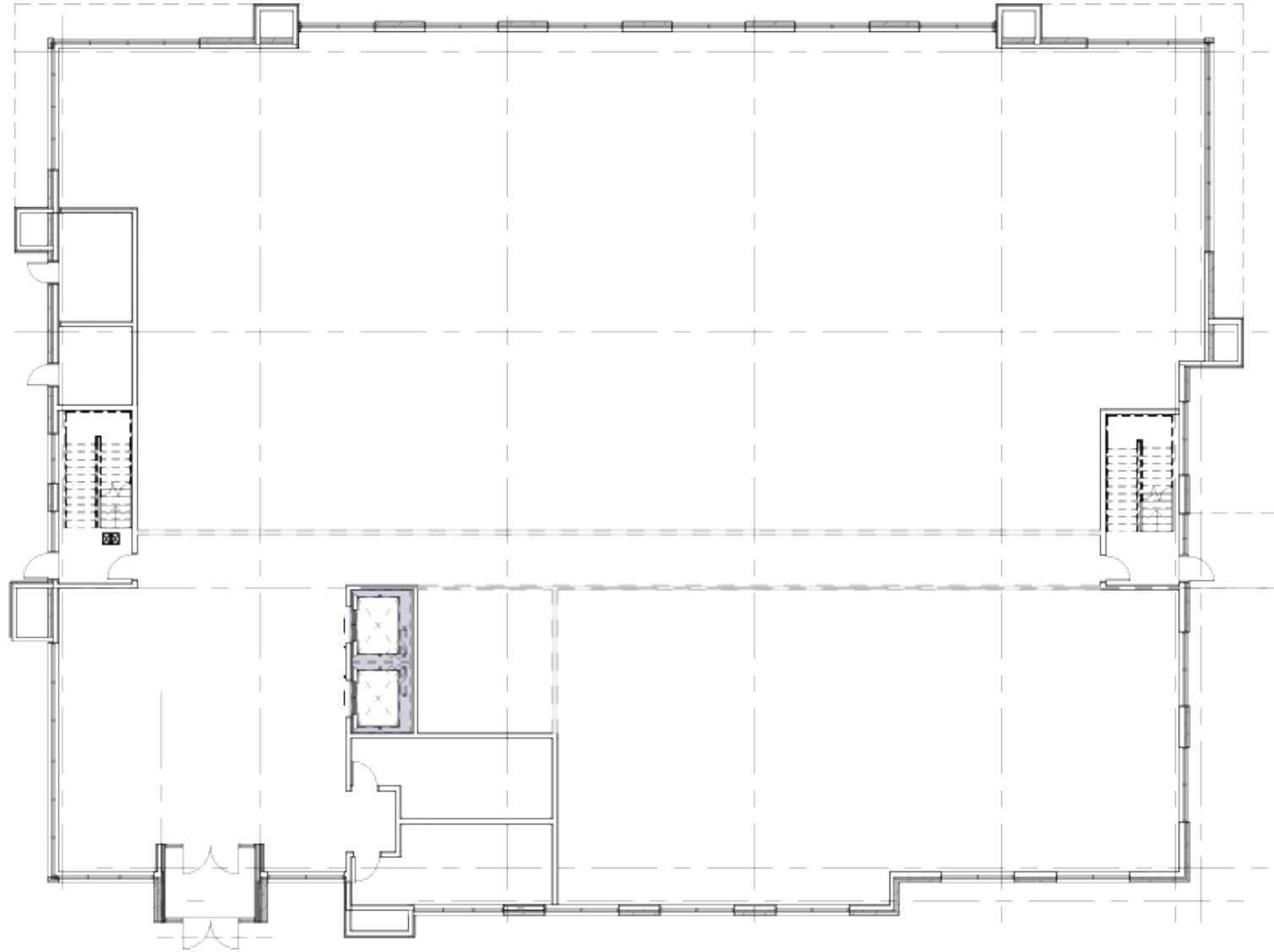
## Demographics >>

	1 Mile	3 Miles	5 Miles
Population	5,962	79,825	231,100
Daytime Employment	37,193	127,583	199,409
Median HH Income	\$143,467	\$154,257	\$130,718

GALLERIA  
ONE • FIFTEEN

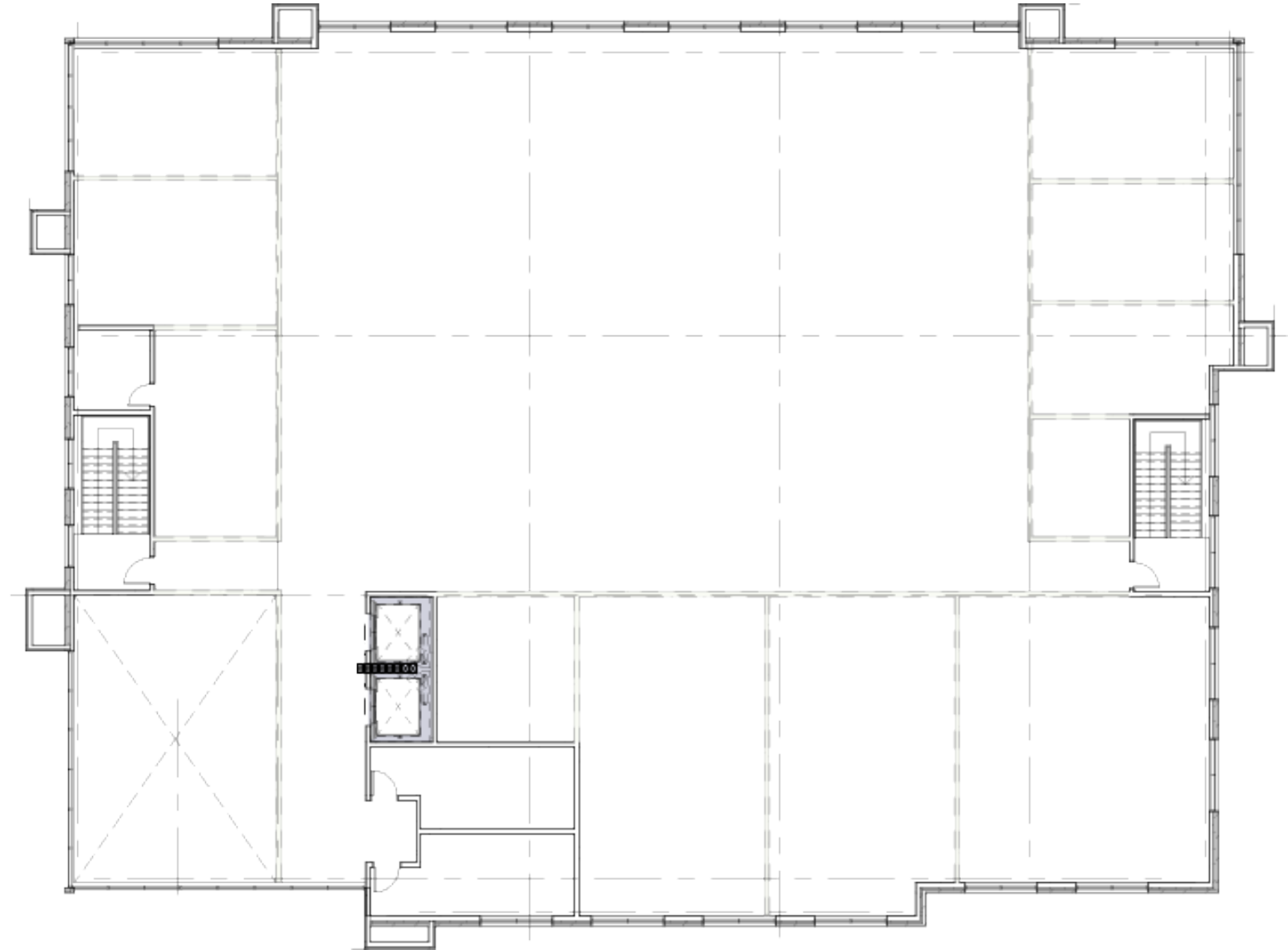
# First Floor

\$29.50 PSF NNN  
14,500 SF



# Second Floor

\$29.50 PSF NNN  
14,500 SF





# Contact >>

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