



TENANT SIGN

FOR SALE | CATH LAB / MEDICAL OFFICE

CATH LAB | MEDICAL OFFICE BUILDING

5320 College Blvd, Overland Park, KS 66211

Listing Broker: Jennifer Stein Real Estate, Inc / Jennifer Stein, Broker
KS RE Broker Lic. No. CO00003280

📞 (213) 446-5366 ✉️ jstein@jenniferstein-realestate.com

Out Of State Cooperating Broker : Steve Beck | COBE Real Estate
AZ RE Lic: BR535765000

📞 (480) 610-2400 ✉️ steve@coberealestate.com

JDS
REAL ESTATE SERVICES, INC

CoBE
REAL ESTATE

FOR SALE | CATH LAB / MEDICAL OFFICE

Cath Lab / Medical Office Building in Overland Park

5320 College Blvd, Overland Park, KS 66211



PROPERTY SUMMARY

Sale Price: \$2,800,000

Cap Rate: 8.18%

NOI: \$229,154

Building Size: 6,330 SF

Building Class: B

Year Built: 1984

Cross Streets: College Blvd. and Nall Ave.

PROPERTY OVERVIEW This prime medical space is **conveniently located in one of the largest medical hubs in Overland Park.**

It's located approximately **2 minutes south of I-435**. There is easy access to the property from both College Blvd. and 110th St. The area is **bustling with nearby traffic from medical centers**, including Children's Mercy Hospital - Kansas. It's **located within a mile from Overland Park Conven on Center**, as well. Surrounded with **na onal food joints**, this medical hub is kept busy all day long.

PROPERTY HIGHLIGHTS

- Fully-Leased Cath Lab for Sale
- 5 Year NNN Lease, with 3% annual increases
- Approximately 64,000 VPD at the intersec on of College Blvd. and Nall Ave.

Listing Broker: Jennifer Stein Real Estate, Inc / Jennifer Stein, Broker
KS RE Broker Lic. No. CO00003280
☎ (213) 446-5366 ✉ jstein@jenniferstein-realestate.com

Out Of State Cooperating Broker : Steve Beck | COBE Real Estate
AZ RE Lic: BR535765000
☎ (480) 610-2400 ✉ steve@coberealestate.com

JDS
REAL ESTATE SERVICES, INC

CoBE
REAL ESTATE

Cath Lab / Medical Office Building in Overland Park

5320 College Blvd, Overland Park, KS 66211

Rent Schedule

Tenant: Dr. Correa | Overland Park, KS

Lease Commencement: May 1, 2023

Building Size	Lease Term (yrs)	Price/SF	Monthly Rent	Annual Rent
6,330 SF	1	\$ -	\$ -	\$ -
	2	\$ -	\$ -	\$ -
	3	\$ 36.20	\$ 19,096	\$ 229,154
	4	\$ 37.29	\$ 19,669	\$ 236,029
	5	\$ 38.41	\$ 20,259	\$ 243,110

NOI	\$229,154
Sales Price	\$2,800,000
Cap Rate	8.18%

FOR SALE | CATH LAB / MEDICAL OFFICE

Cath Lab / Medical Office Building in Overland Park

5320 College Blvd, Overland Park, KS 66211



Listing Broker: Jennifer Stein Real Estate, Inc / Jennifer Stein, Broker
KS RE Broker Lic. No. CO00003280
(213) 446-5366 jstein@jenniferstein-realestate.com

Out Of State Cooperating Broker : Steve Beck | COBE Real Estate
AZ RE Lic: BR535765000
(480) 610-2400 steve@coberealestate.com

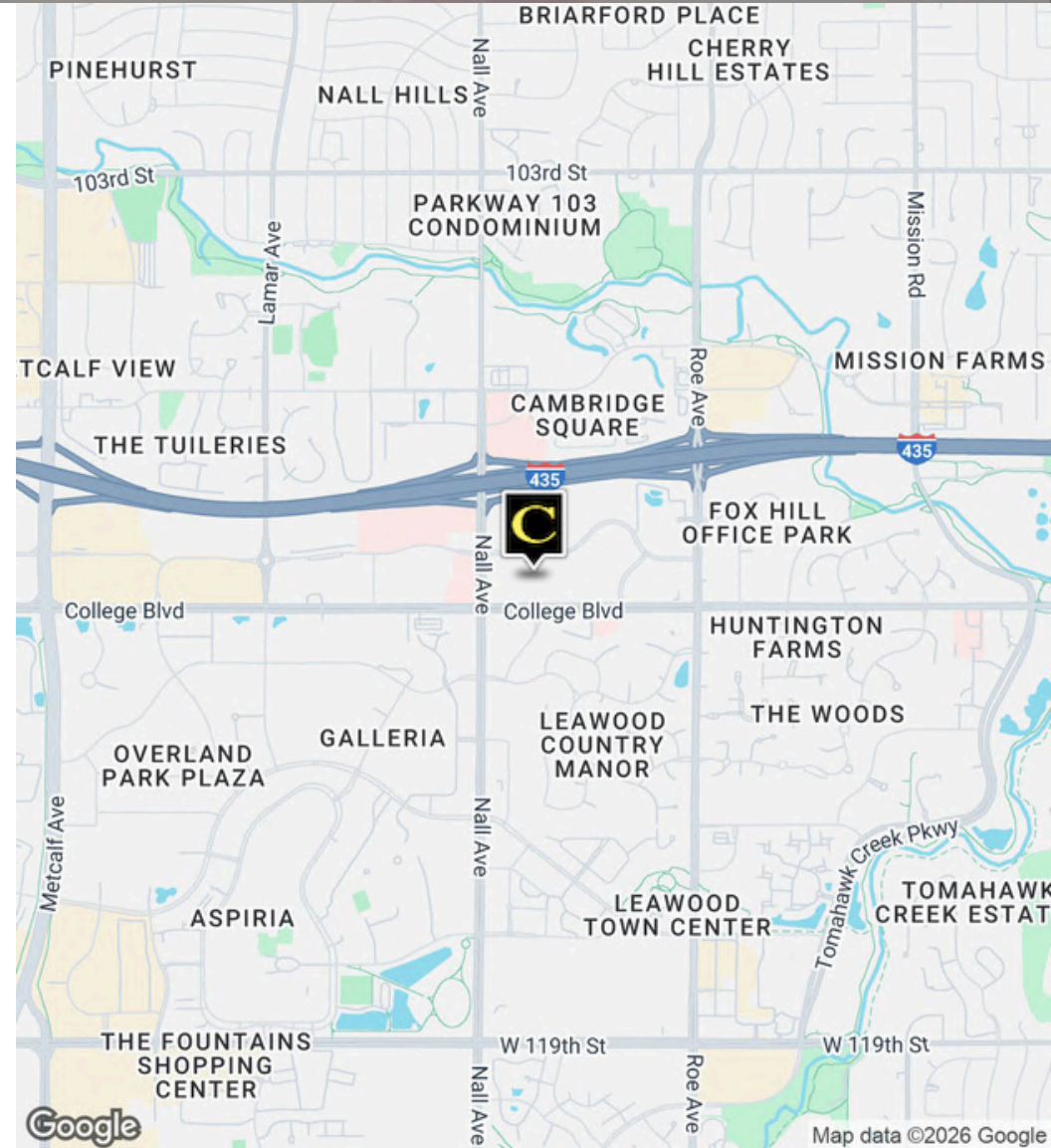
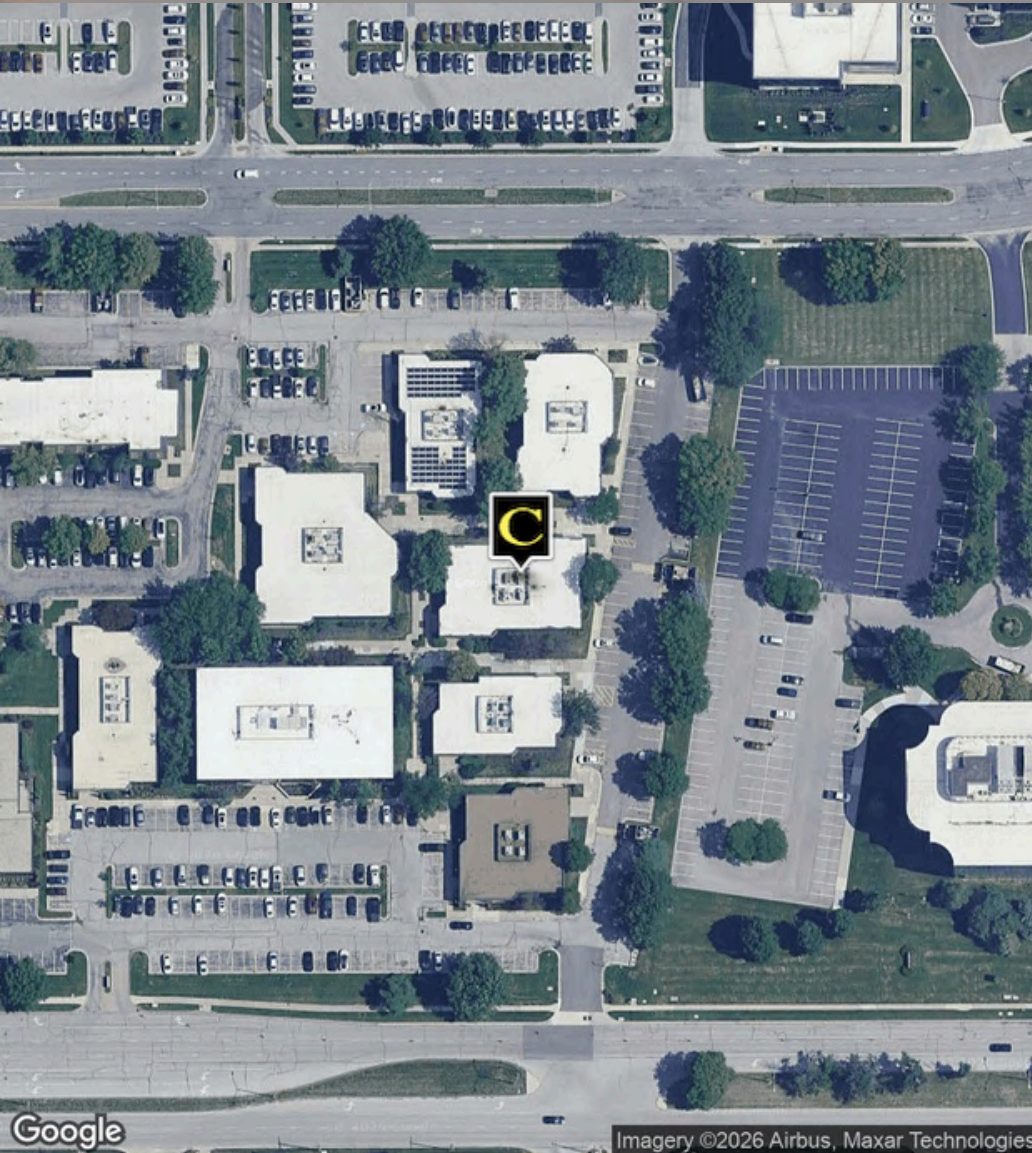
JDS
REAL ESTATE SERVICES, INC

COBE
REAL ESTATE

FOR SALE | CATH LAB / MEDICAL OFFICE

Cath Lab / Medical Office Building in Overland Park

5320 College Blvd, Overland Park, KS 66211



Listing Broker: Jennifer Stein Real Estate, Inc / Jennifer Stein, Broker
KS RE Broker Lic. No. CO00003280
(213) 446-5366 jstein@jenniferstein-realestate.com

Out Of State Cooperating Broker : Steve Beck | COBE Real Estate
AZ RE Lic: BR535765000
(480) 610-2400 steve@coberealestate.com

JDS
REAL ESTATE SERVICES, INC.

COBE
REAL ESTATE

Cath Lab / Medical Office Building in Overland Park

POPULATION

HOUSEHOLDS & INCOME



CoBE
REAL ESTATE