

OFFICE / MEDICAL SPACE

6885 West 151st Street, Overland Park, KS 66223



- ❑ Professional office building just east of Metcalf on 151st Street
- ❑ Suite 203 – 1,919 RSF currently available
- ❑ Landlord will make space divisible at \$22.85/SF
- ❑ Tenant may install exterior signage on building
- ❑ Perfect for any fitness or health-related business, as well as any business/financial office use
- ❑ Landlord will consider amortizing the buildout cost of the space for tenant
- ❑ Space is beautifully finished and in excellent condition, most recently a Pilates studio
- ❑ New landscaping in 2023
- ❑ Parking lot re-striped in 2023
- ❑ ADA accessible with elevator
- ❑ Parking 4/1000
- ❑ 16,000 CPD on 151st Street
- ❑ Quick and easy access to Highway 69

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	12,879	69,221	152,297
# Households	4,660	25,456	58,459
Average HH Income	\$159,490	\$198,545	\$188,354

**LEASE RATE: \$21.85/RSF Modified Gross "As-Is"
(plus utilities and janitorial)**

Roger Mason

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913.747.3303 O | 816.863.0063 C

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COMMERCIAL REAL ESTATE

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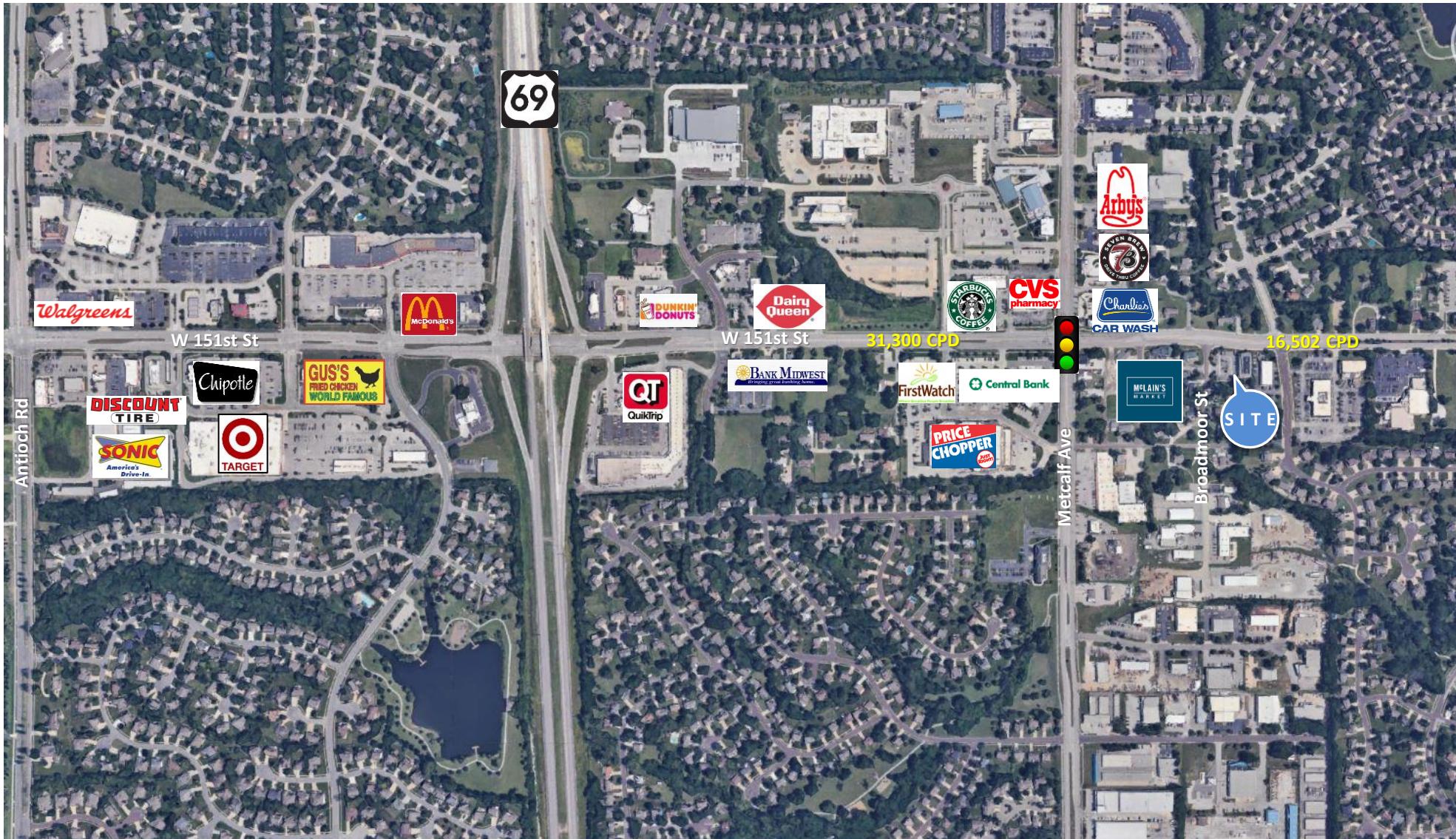
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