

FOR SALE OR LEASE

10990 QUIVIRA ROAD OVERLAND PARK, KS

HARD CORNER - QUIVIRA ROAD AND 110TH STREET



- 26,206 square foot 2-story building
- Up to 26,206 square feet can be made available or the building can be delivered with approximately 15,000 square feet leased
- 1/4 mile south of I-435
- Quivira building signage and monument signage
- Owner/user or investment opportunity
- Located in the heart of the I-435 medical corridor
- New parking lot and updated bathrooms
- 4/1,000 parking
- Average traffic count of over 36,810 daily
- Purchase price: \$4,300,000
- Lease rate: \$24.00 full service



Chuck Connealy, SIOR, CCIM

Direct: 913.789.9020

Cell: 913.515.6616

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Joe O'Connor

Cell: 816.308.0350

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Matthew Burcham

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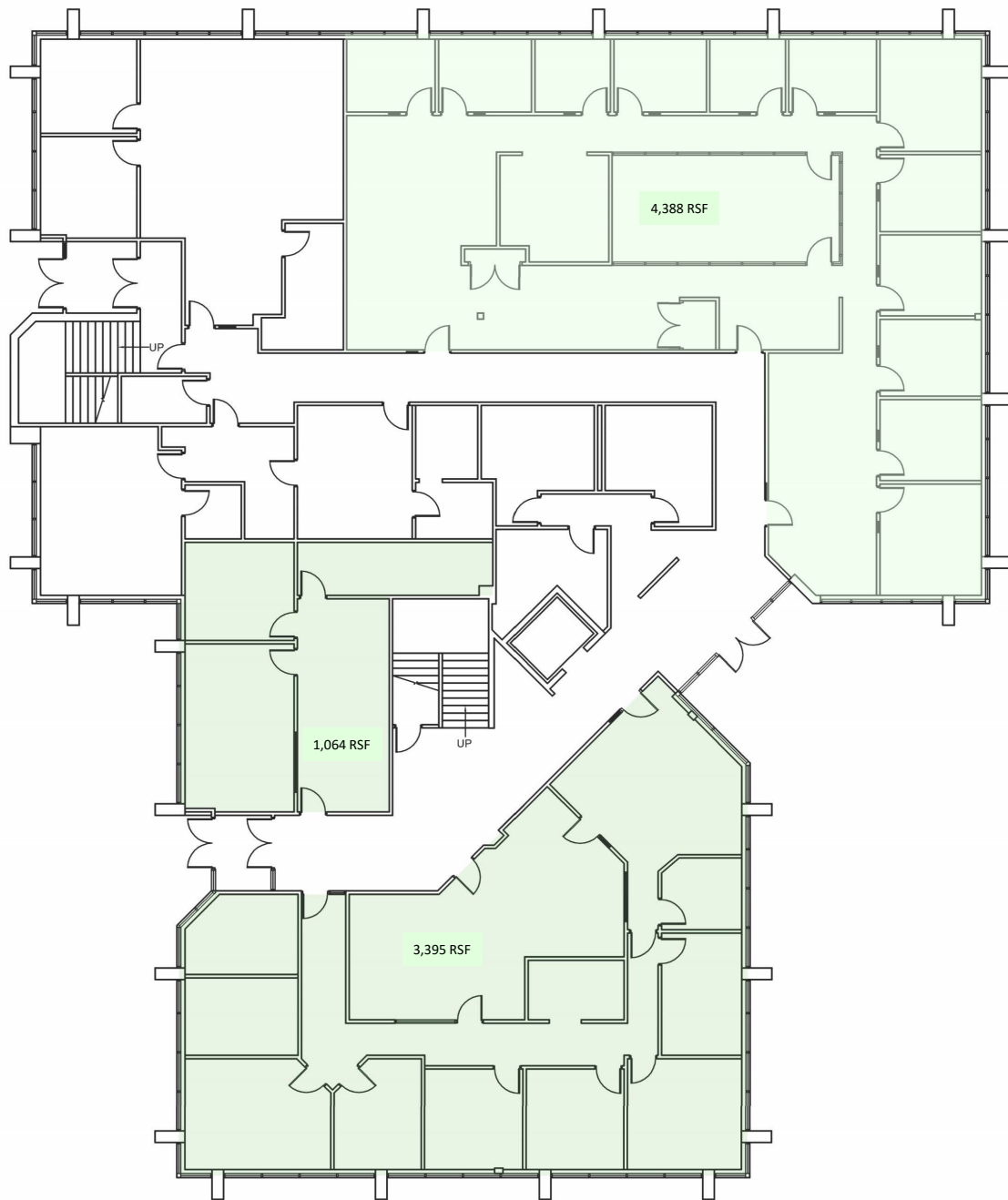
Matthew.Burcham@waterfordproperty.net



WATERFORD
PROPERTY COMPANY LLC

FLOOR PLANS

1st Floor



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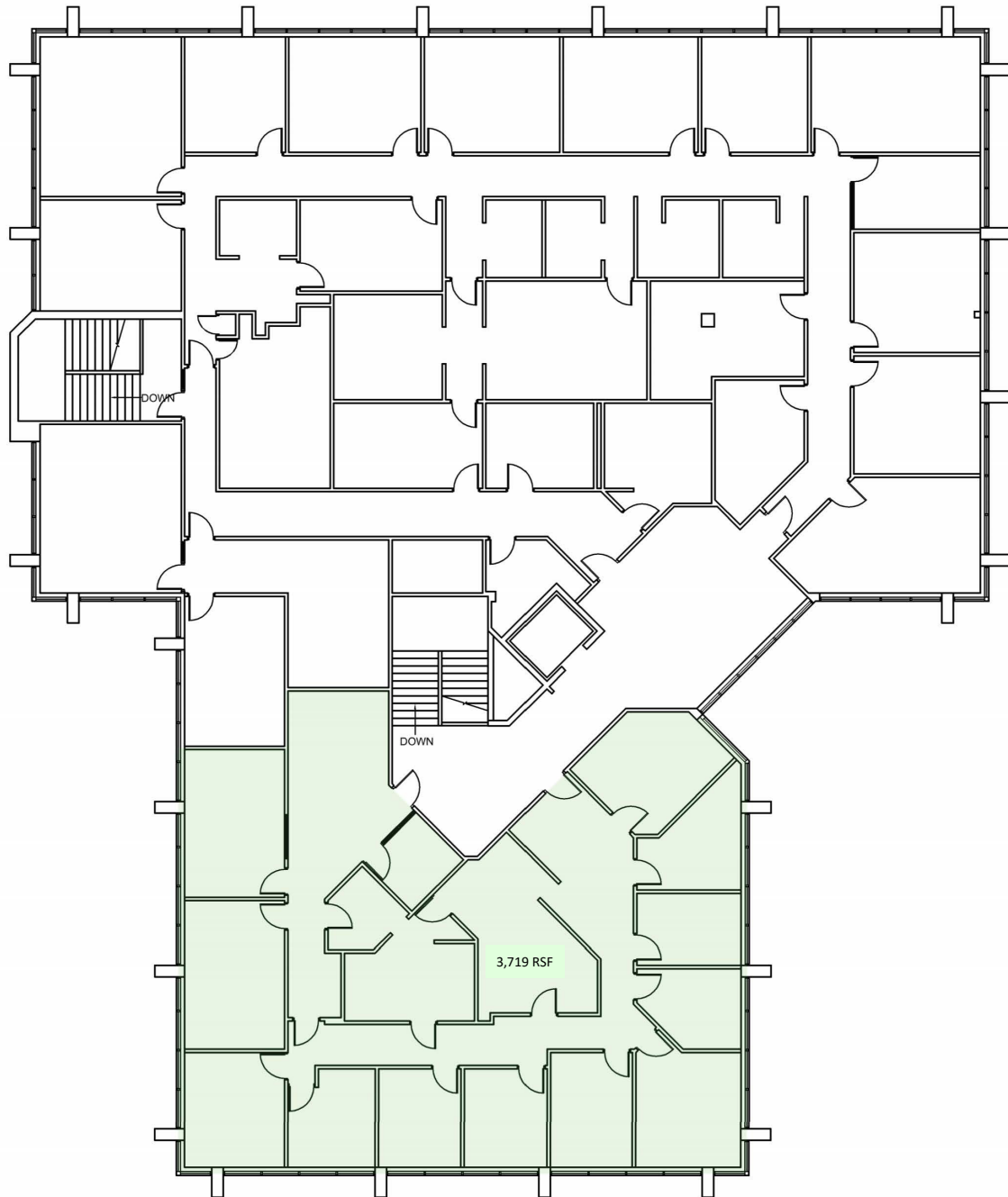


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Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

FLOOR PLANS

2nd Floor - As-built



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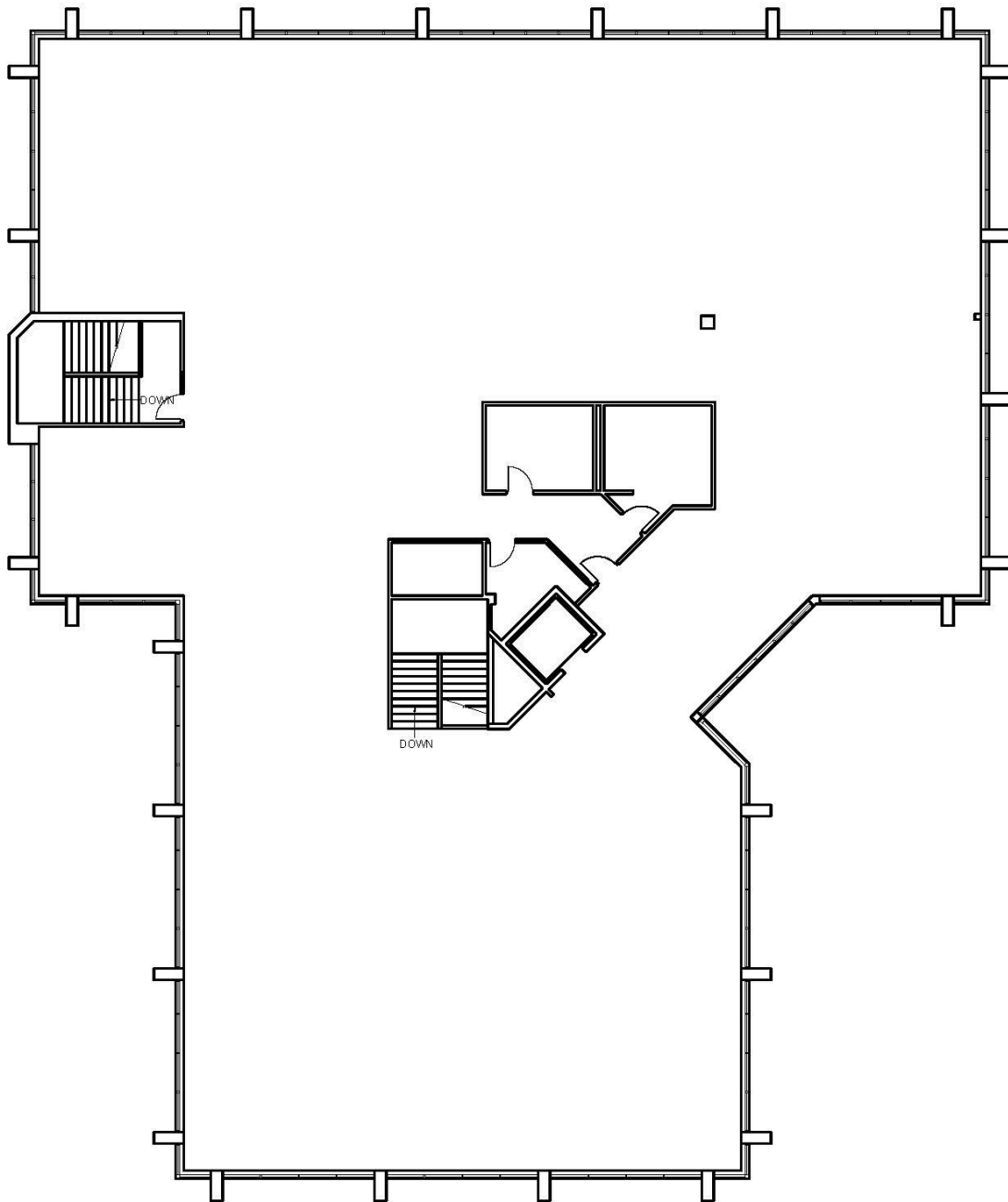


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FLOOR PLANS

2nd Floor - Open plan



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AERIAL MAP & AMENITIES



- | | |
|--|--|
| 1 Blue Pearl Pet Hospital | 15 McDonald's |
| 2 Graceful Wellness and Med Spa | 16 Valvoline Instant Oil Change |
| 3 Taco Bell | 17 Central Bank |
| 4 Scooter's Coffee | 18 The Claremont Apartment Homes |
| 5 Hawaiian Bros Island Grill | 19 Extended Stay America - Kansas City |
| 6 Waterway Car Wash | 20 Delmar Gardens of Overland Park |
| 7 CVS Pharmacy | 21 MainStay Suites Kansas City Overland Park |
| 8 Gert's Grille | |
| 9 Hen House Market | |
| 10 Starbucks | |
| 11 Style Encore Women's Clothing Store | |
| 12 Mac's Wine & Spirits | |
| 13 Domino's Pizza | |
| 14 Ari Delights Bubble Tea | |