

Shawnee Mission Medical Building

9119 W 74TH STREET, MERRIAM, KS 66204

MEDICAL OFFICE BUILDING FOR LEASE



HIGHLIGHTS

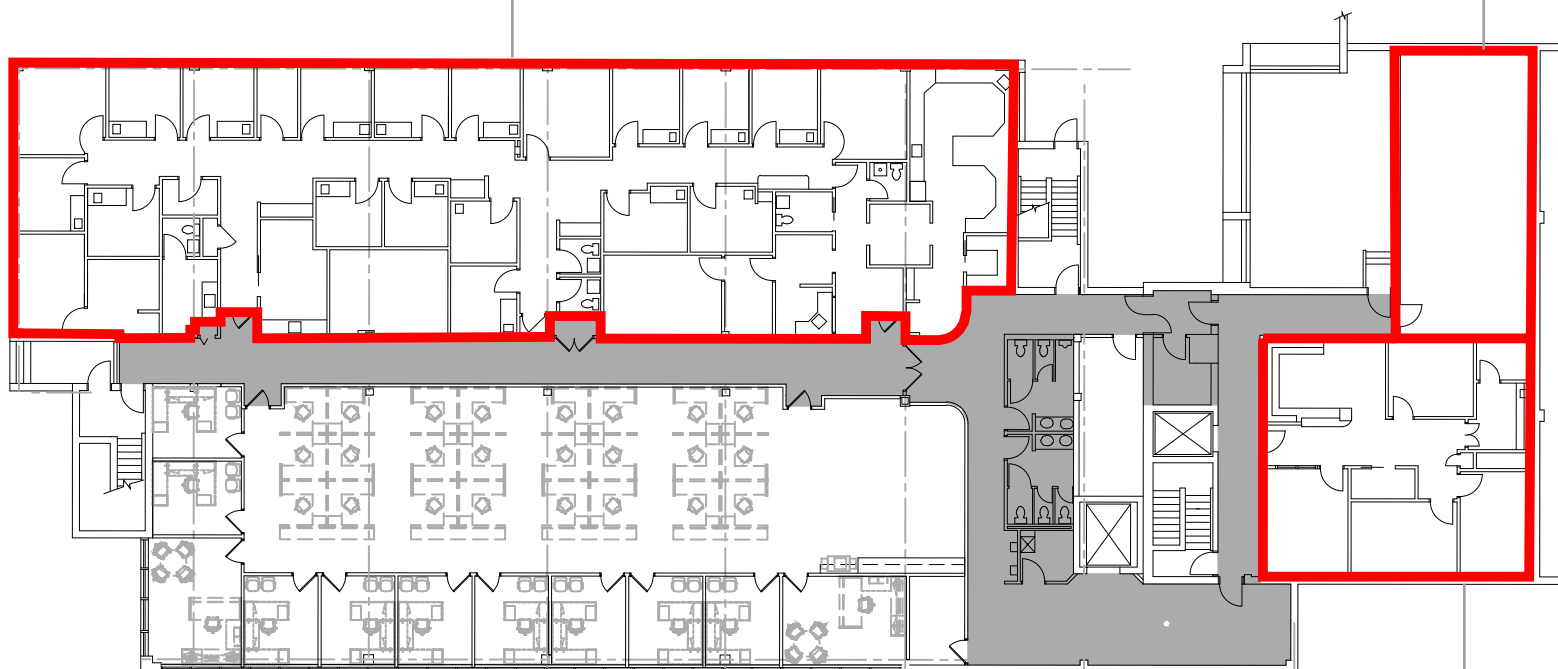
- Medical office building located on the campus of AdventHealth Shawnee Mission
- Connected to ER and hospital facilities
- Suites available on first and second floors
- Immediate access to I-35 HWY off 75th Street
- 4.0 / 1,000 SF parking ratio
- Strong ownership
- Rental rate: \$26.00 PSF Full Service



FIRST FLOOR

Suite 150
4,480 RSF Available

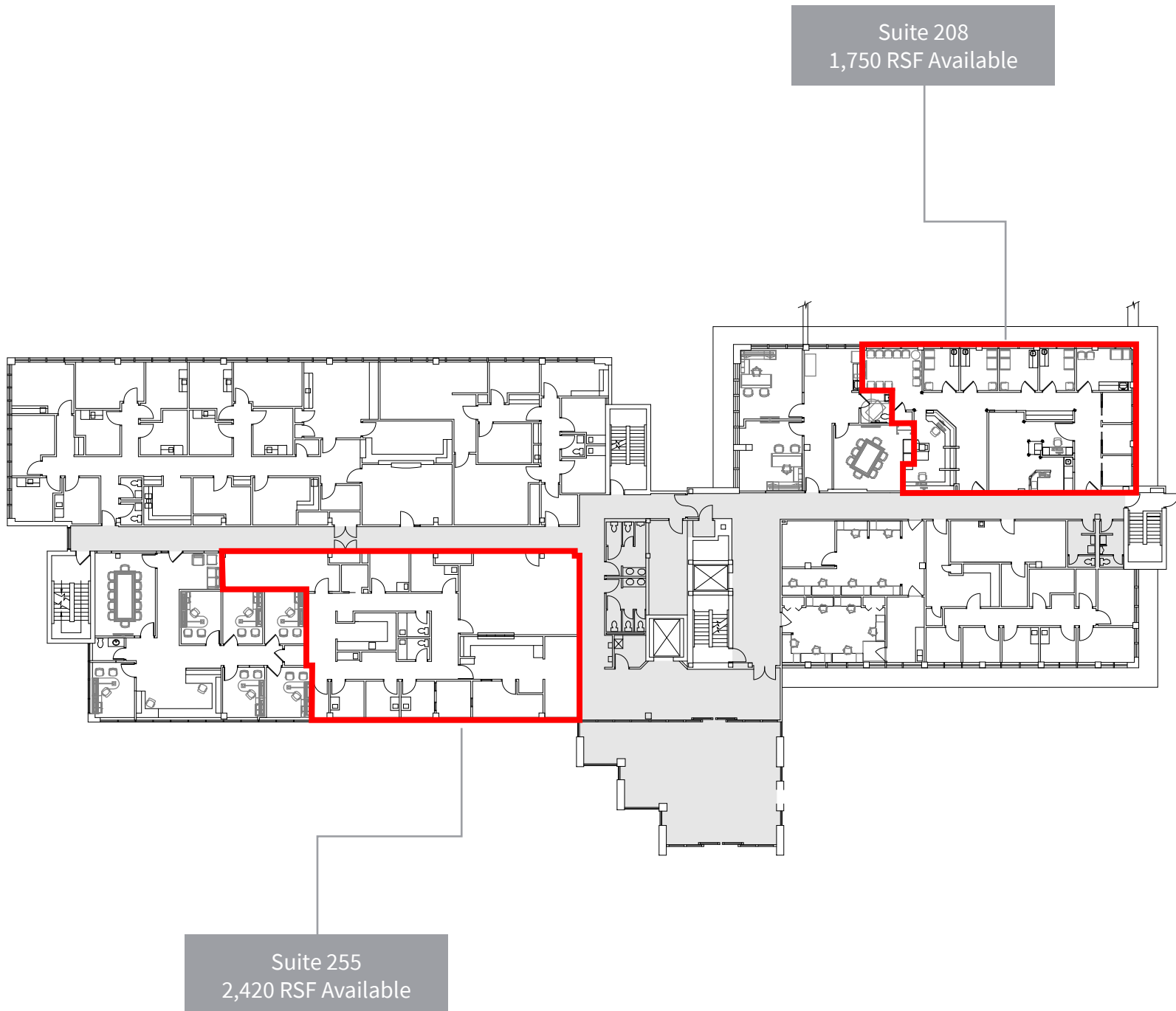
Storage
671 RSF



Suite 110
1,177 RSF Available

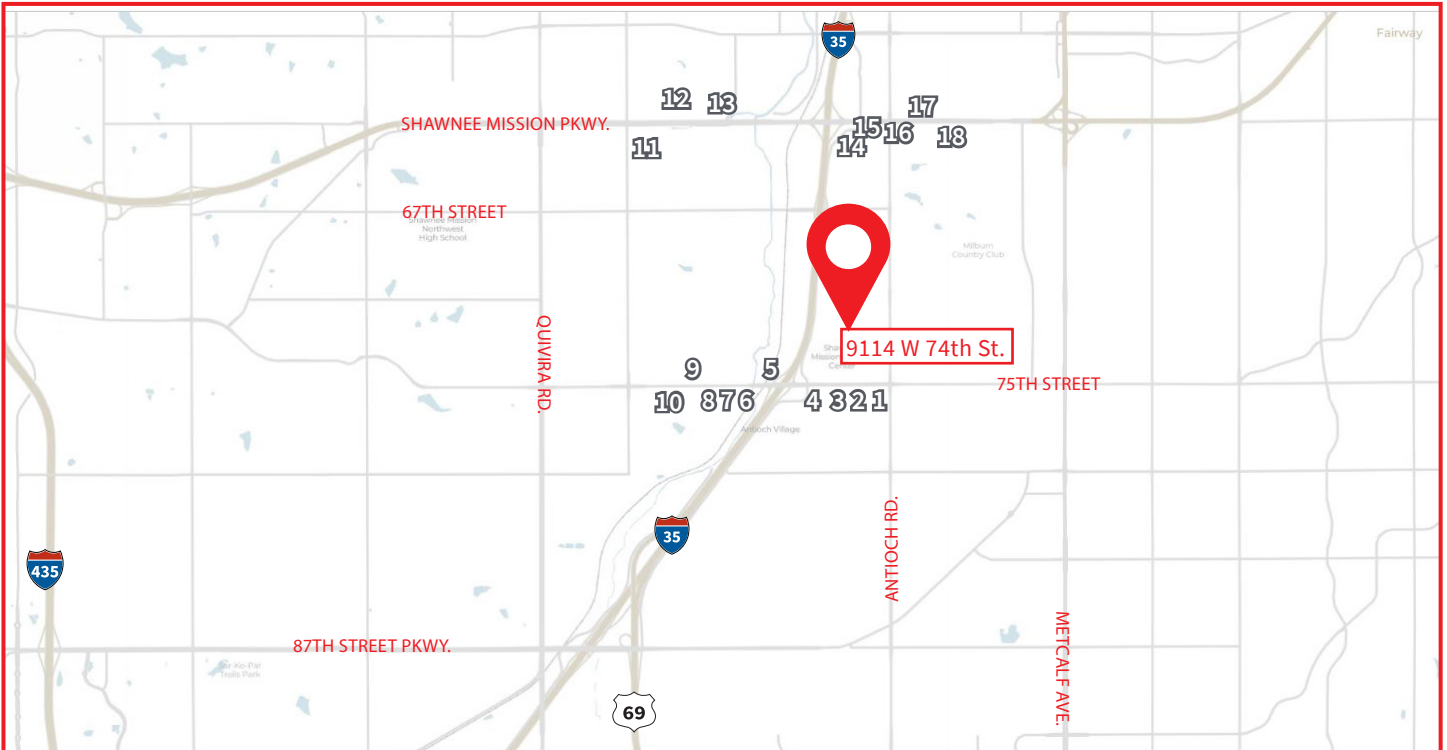
Storage Space + Suite 110
can be combined for 1,869 RSF

SECOND FLOOR





AMENITIES



- | | | |
|-----------------------|---------------------------|--------------------|
| 1. Panera | 7. Taco Bell | 13. Rasing Canes |
| 2. Dos Reales Mexican | 8. Starbucks | 14. Denny's |
| 3. Jade Bowl Chinese | 9. Domino's | 15. Freddy's |
| 4. McDonald's | 10. QuikTrip | 16. Krispy Kreme |
| 5. Wendy's | 11. Pine & Bamboo Garden | 17. Caribou Coffee |
| 6. Sonic Drive-In | 12. Andy's Frozen Custard | 18. Pegah's Diner |

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
MEDIAN HOUSEHOLD:	\$60,141	\$67,730	\$76,930
AVERAGE HEALTH CARE SPEND:	\$4,874.00	\$5,755.00	\$6,387.00
POPULATION:	11,051	104,796	249,586

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