## **Advent Health South Overland Park**

7840 W 165TH ST., OVERLAND PARK, KS 66233

# MEDICAL OFFICE BUILDING FOR LEASE



## **HIGHLIGHTS**

- Medical office building located on the campus of AdventHealth Hospital Campus with a
   24/7 emergency department
- Immediate access to 69 HWY off 167th Street & accessible from the 159th Street exit
- 4.0 / 1,000 SF parking ratio
- Strong ownership
- Nearby retail: BluHawk Shopping Center, Panera Bread, Freddy's, Red Door Wood Fired Grill
- Rental rate: \$31.00 PSF Full Service (net of Janitorial)

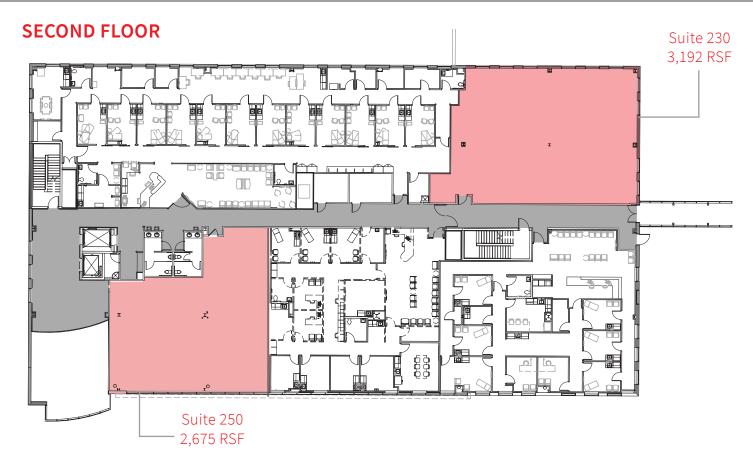


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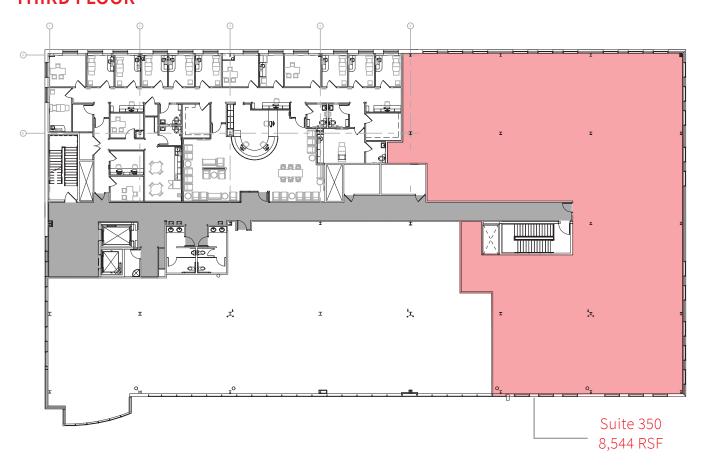
7840 W 165th Street

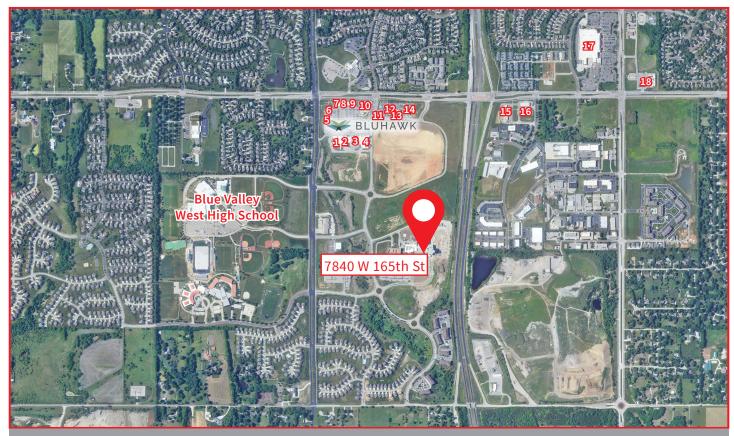
Year Built:	2017		
Building Type:	Medical Office		
Building Size:	75,000 SF		
Building Structure:	Structural steel building with slab on deck for the 2nd and 3rd floors.		
Roof:	Garland Modified Bituminous Membrane Roof		
HVAC:	VAV system with central boiler and chiller		
Fire Management:	NFPA 13 wet-pipe fire sprinkler system with quick-response heads		
Hours of Operation:	7:00 AM to 7:00 PM (Monday thru Friday)		
Security:	Card access system		
Utilities:	Evergy, Kansas Gas, WaterOne, Johnson County Wastewater		
Electrical:	3-phase power		
Other features:	<ul> <li>Enclosed walkway to ED / Imaging Center</li> <li>Convenient covered drop-off</li> <li>Upscale finishes in lobby</li> <li>Fiber infrastructure</li> <li>323 parking spaces</li> <li>24/7 security on-site</li> </ul>		





#### **THIRD FLOOR**





- 1. Cosentino's Market
- 2. Waldo Pizza
- 3 Starbucks
- 4. TJ Max
- 5 Tropical Smoothie Cafe
- 6. Jersev Mikes Subs

- 7. Costa Vida
- 8. Nature's Touch Cleaners
- 9. Great Clips
- 10. Red Door Woodfire Grill
- 11. Panera Bread
- 12. Gyu-Kaku Japenese BBQ

- 13 Cactus Gril
- 14. Freddy's
- 15 Andv's
- 16. QuikTrip
- 17 Walmart
- 18. Ald

# **DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
MEDIAN HOUSEHOLD:	\$135,374	\$153,358	\$131,975
AVERAGE HEALTH CARE SPEND:	\$11,675.06	\$11,675.38	\$10,491.12
POPULATION:	4,715	44,135	121,581

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