

7025 College Boulevard

OVERLAND PARK, KS 66210

MEDICAL OFFICE BUILDING FOR LEASE



HIGHLIGHTS

- Medical office building located at AdventHealth College Blvd. with a 24/7 ER
- Constructed in 2020; first generation, high-end medical office space
- Two medical office suites available
- Immediate access to Metcalf Ave. and College Blvd. at I-435
- 3.20 / 1,000 SF parking ratio
- Strong ownership
- Rental rate: \$35.00 PSF Full Service

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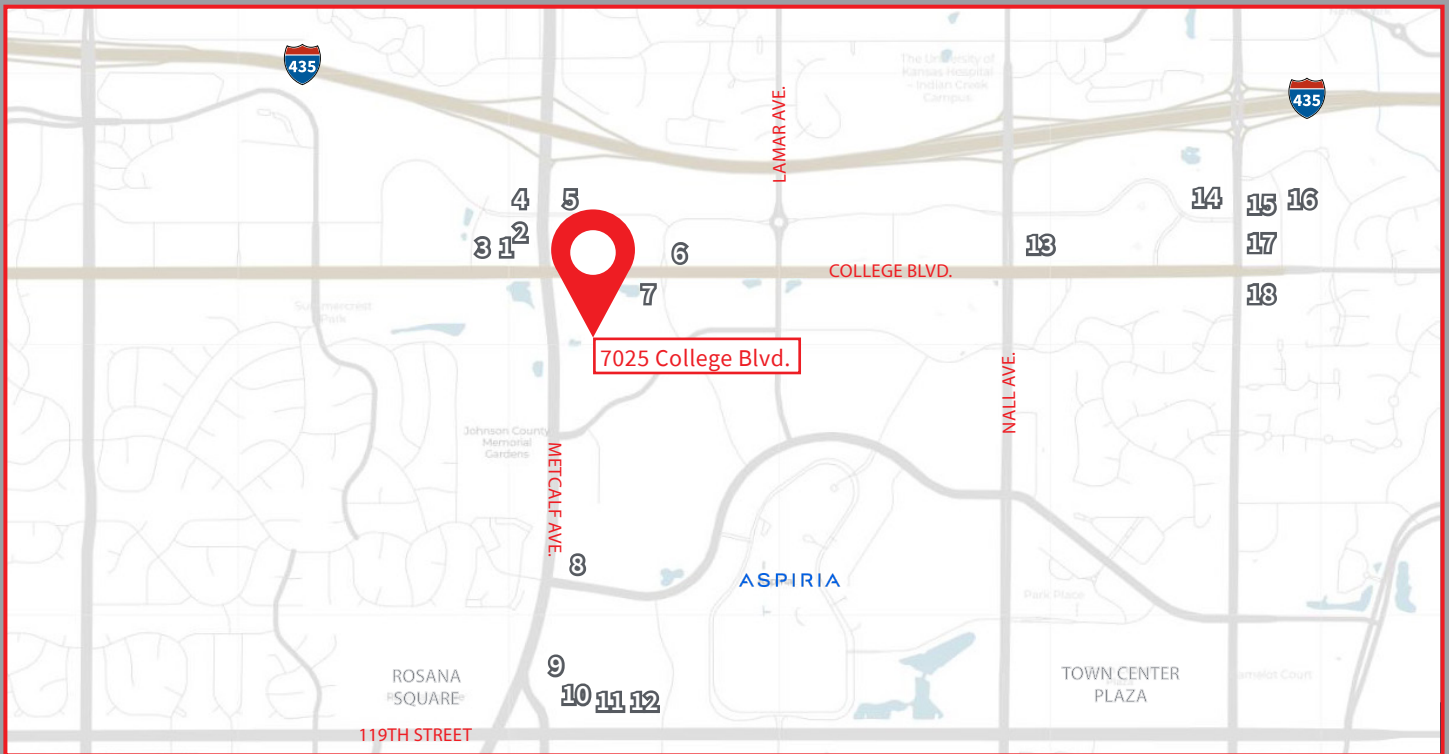
THIRD FLOOR



Shell Space
11,413 RSF Available

7025 College Blvd.





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|-------------------------------|-------------------|---------------------|
| 1. Panera | 7. Potbelly | 13. QuikTrip |
| 2. Applebee's | 8. J Alexander's | 14. Freddy's |
| 3. The Shack | 9. K Macho's | 15. McLain's Market |
| 4. Starbucks (Marriott Hotel) | 10. Burnt End BBQ | 16. Mr. Goodcents |
| 5. McDonald's | 11. IHOP | 17. Sonic Drive-In |
| 6. Coach's | 12. Papa John's | 18. Winsteads |

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
MEDIAN HOUSEHOLD IN-COME:	\$73,383	\$89,715	\$87,237
AVERAGE HEALTH CARE SPEND:	\$6,883	\$8,316	\$8,109
POPULATION:	5,932	90,174	253,346



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