

# OFFERING MEMORANDUM

9221 QUIVIRA ROAD  
OVERLAND PARK, KS

AREA  
REAL ESTATE ADVISORS



24,436 SF PURPOSE-BUILT LABORATORY FACILITY  
2.04-ACRE SITE | OWNER-USER OPPORTUNITY | \$5,000,000

# EXECUTIVE SUMMARY



## THE OPPORTUNITY

9221 Quivira Road is a 24,436 SF purpose-built laboratory facility on a 2.04-acre site with 104 parking spaces in Overland Park, Kansas. The building will be delivered vacant, creating an owner-user acquisition opportunity for laboratory, diagnostic, biotech, or life sciences companies seeking operational lab space with day-one infrastructure in place.

## KEY FIGURES

METRIC	DETAIL
Asking Price	<b>\$5,000,000 (\$204.63 PSF)</b>
Building Size	24,436 SF (single story)
Land Area	2.04 Acres (88,862 SF)
Year Built	1965
Construction	Masonry
Ceiling Height	~18 feet
Parking	104 surface spaces (4.30 per 1,000 SF)
Zoning	M1, Overland Park
Delivery Condition	Vacant



# PROPERTY OVERVIEW



## CURRENT BACKGROUND

Mosaic Diagnostics (formerly The Great Plains Laboratory) has operated from 9221 Quivira Road since 2007. The company is a CLIA-certified clinical laboratory specializing in advanced diagnostic testing for complex chronic health conditions: metabolic, nutritional, and toxicological testing serving healthcare practitioners nationwide and internationally.

In June 2025, Mosaic Diagnostics was acquired by Microbac Laboratories. Mosaic is vacating the Quivira Road facility in December 2026. The building's continuous use as a fully operational diagnostic laboratory means the lab infrastructure, HVAC, plumbing, electrical, and waste systems have been maintained and upgraded to meet clinical laboratory standards throughout its occupancy.

SPECIFICATION	DETAIL
Building Size	24,436 SF
Stories	1
Year Built	1965
Construction Type	Masonry
Ceiling Height	~18 feet (clear height)
Sprinklers	Wet system
Land Area	2.04 Acres (88,862 SF)
Building FAR	0.27
Lot Dimensions	280' x 318'
Zoning	M-1 (Industrial Park District)
Parking	104 surface spaces (4.30 per 1,000 SF)
Parcel ID	NP12200002-0004
Current Occupant	Mosaic Diagnostics (vacating)
Tenancy	Single-tenant



# BUILDING SPECIFICATIONS

---

## STRUCTURAL

- Single-story masonry construction on a 2.04-acre site
- ~18-foot ceiling height throughout. Accommodates vertical utility runs, overhead equipment, and mezzanine potential
- Open floor plan with flexible lab/office configuration

## MECHANICAL / HVAC

- 8 rooftop HVAC units (RTUs) visible on roof serving distinct building zones
- Dedicated Outside Air Systems (DOAS #1 and #2) providing 100% outside air capability for lab ventilation requirements
- Building-wide humidification system: Neptronic Model SFSKE4-N40M-208-3X serving entire building. Two additional dehumidifier systems being added to east side for enhanced summer humidity control
- Lab-grade air handling designed for positive/negative pressure zones and contamination control. Fume hood exhaust infrastructure in place (fume hoods themselves leaving with current tenant; 4 replacement hoods potentially available from seller)

## ELECTRICAL

- Main Distribution Panel (MDP): 120/208V service
- Gould ITE switchboard with multiple dedicated sub-panels for lab zones (Panels LU1-LU5)
- GCMS sub-panel for gas chromatography mass spectrometry instrumentation
- Dedicated circuits for RTUs, DOAS units, humidifiers, and water heater

## PLUMBING & LAB GASES

- Dedicated water supply and drainage lines throughout the lab areas
- Lab gas piping infrastructure with copper distribution to lab benches (Note: Peak Scientific nitrogen generators leaving with Mosaic; piping and fittings remain)
- Multi-gauge distribution manifold with pressure regulation

## COLD STORAGE & SAMPLE HANDLING

- Walk-in refrigerator room and freezer by KPS Global
- Dedicated shipping/receiving area with roll-up dock door and pallet jack access
- Sample intake and processing workflow areas visible in current floor plan

## FIRE PROTECTION & SAFETY

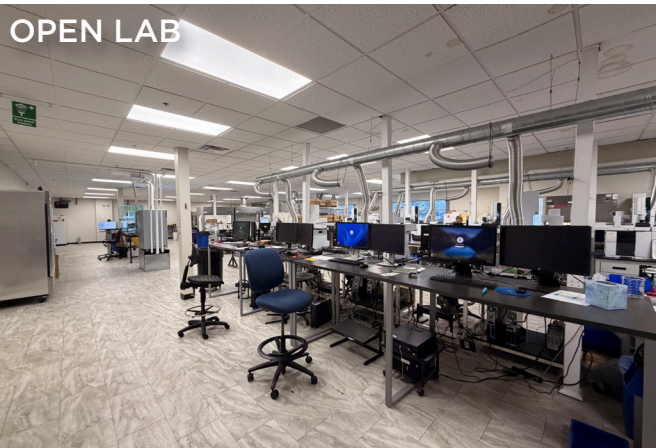
- Wet sprinkler fire suppression throughout
- Lab safety infrastructure per CLIA-certified facility standards

# LAB INFRASTRUCTURE + FF&E

## INFRASTRUCTURE SUMMARY TABLE

CATEGORY	ITEM / SYSTEM	KNOWN DETAILS
<b>HVAC &amp; VENTILATION</b>		
HVAC	Rooftop Units (RTUs)	8 units visible on roof; RTU #2, #4, #5, #6 on panel directory. Tonnage TBD
HVAC	DOAS Units (#1, #2)	Dedicated outside air systems for lab ventilation
HVAC	Humidifiers (#1, #2)	Neptronic SFSKE4-N40M-208-3X; building-wide. 2 dehumidifiers being added (east side)
HVAC	Fume Hood Exhaust	Exhaust infrastructure remains; fume hoods leaving with existing tenant. 4 hoods may be available
<b>ELECTRICAL &amp; POWER</b>		
Electrical	Main Distribution Panel	120/208V; Gould ITE Switchboard
Electrical	Lab Sub-Panels (LU1-LU5)	Dedicated lab zone distribution
Electrical	GCMS Sub-Panel	Dedicated panel for analytical instruments
<b>PLUMBING &amp; LAB GASES</b>		
Plumbing	Lab Water Supply & Drainage	Dedicated lines throughout lab areas
Plumbing	DI/RO Water System	Culligan (leased). Distributes purified water throughout building for high-purity chemistry testing
Lab Gas	N2/H2 Generators (Peak Scientific)	Copper piping and manifold remain (fixed infrastructure). Peak Scientific generators leaving with existing tenant.
Lab Gas	Gas Distribution Piping	Copper lines visible throughout lab
Lab Gas	Bulk Liquid Nitrogen (LN <sub>2</sub> ) Tank - Praxair	Exterior cryogenic bulk tank in caged enclosure with wall penetration to lab. Currently leased by existing tenant from Praxair (Linde). Possibility to remain at time of sale subject to circumstances; new buyer to negotiate lease assumption or new agreement directly with Praxair.
<b>COLD STORAGE &amp; SPECIALTY</b>		
Cold Storage	Walk-In Cooler/Freezer	KPS Global. Refrigerator room and walk-in freezer. Will remain with building
Specialty	Sample Intake / Processing Area	Built-in workflow stations visible in floor plan
<b>FIRE &amp; SAFETY</b>		
Fire	Wet Sprinkler System	Full building coverage
Safety	Emergency Shower / Eyewash	Throughout building

# PROPERTY PHOTOS

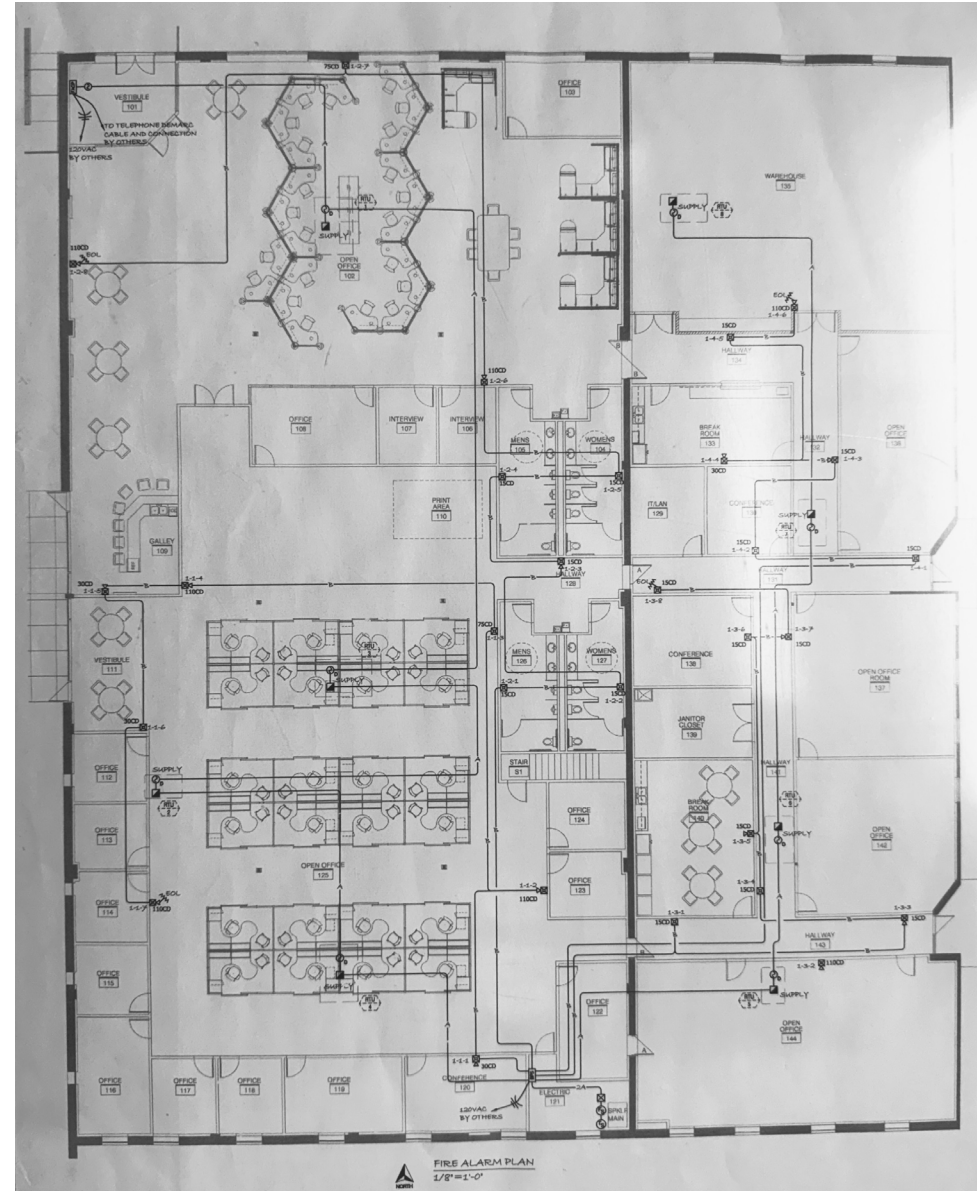


LOADING DOCK

# FLOOR PLAN

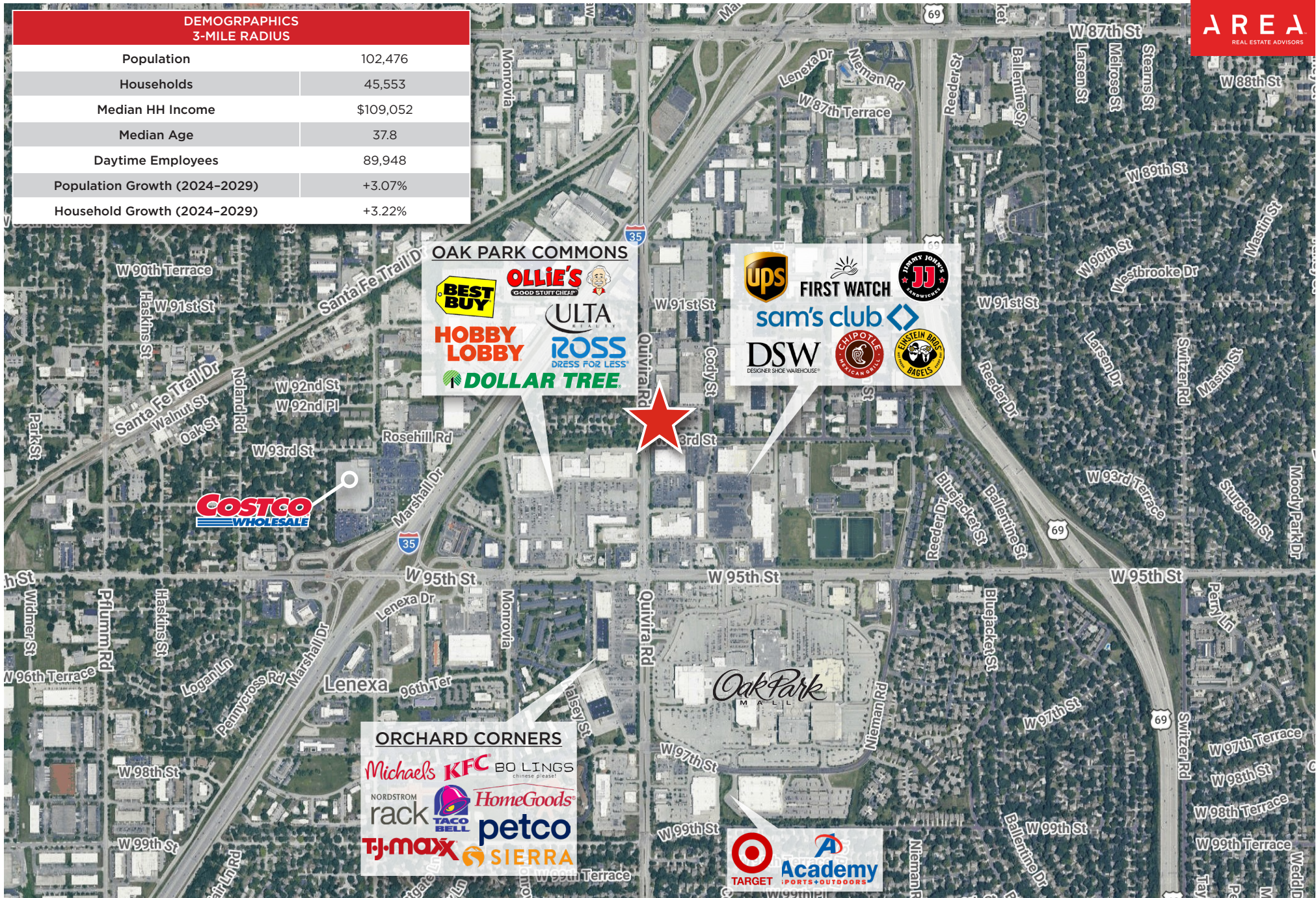
The existing floor plan shows the full 24,436 SF layout including:

- Main laboratory area (open floor plan with workstation clusters)
- Individual lab offices and testing rooms along the perimeter
- Hexagonal collaboration/workstation pods in the office area
- Conference/training room
- Shipping and receiving area with roll-up door
- Mechanical/utility rooms
- Restrooms and common areas



# LOCATION OVERVIEW

DEMOGRAPHICS 3-MILE RADIUS	
Population	102,476
Households	45,553
Median HH Income	\$109,052
Median Age	37.8
Daytime Employees	89,948
Population Growth (2024-2029)	+3.07%
Household Growth (2024-2029)	+3.22%



# LOCATION OVERVIEW



## EFFORTLESS ACCESS | ABUNDANT PARKING

9221 Quivira Rd offers convenient access within the heart of Johnson County, positioned along a primary north-south corridor that connects directly to major thoroughfares throughout the Kansas City metro. The property benefits from close proximity to I-35 and I-435, providing efficient regional connectivity, while direct access to Quivira Rd ensures strong visibility and ease of ingress and egress. The site is supported by 104 surface parking spaces, accommodating both employees and visitors with ease.



# CONTACT

## **JAY HAWKINS**

JHAWKINS@OPENAREA.COM

816.895.4808

## **DREW HARDING**

DHARDING@OPENAREA.COM

816.777.2859

## **AREA REAL ESTATE ADVISORS**

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

**P** 816.895.4800 **W** OPENAREA.COM