

*For Sale -or- Lease*

# College Boulevard Medical Office

11755 W 112th St | Overland Park, KS



## FOR SALE

- 13,360 SF building | 0.82 AC
- Medical/office use; Owner-user opportunity
- 1st floor leased to full floor tenant through 7/31/28
- Zoning: CP-O Business Office
- TPO roof | 2021

## FOR LEASE

- Move-in ready medical office
- 6,417 SF contiguous:
  - Suite 201: 2,414 SF
  - Suite 202: 2,393 SF
  - Suite 203: 693 SF
  - Suite 204: 917 SF

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**LANE4**

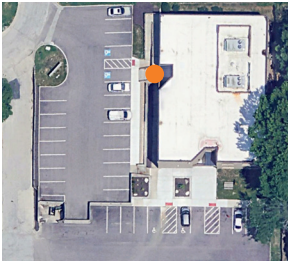
# BUILDING HIGHLIGHTS

- Located along the College Blvd Corridor with a variety of restaurants and amenities
- 6,417 SF for lease
- Great access to Hwy-69 & I-435
- Dedicated parking lot with 60 stalls
- Parking ratio: 4.49/1000



**Monument Signage Available**

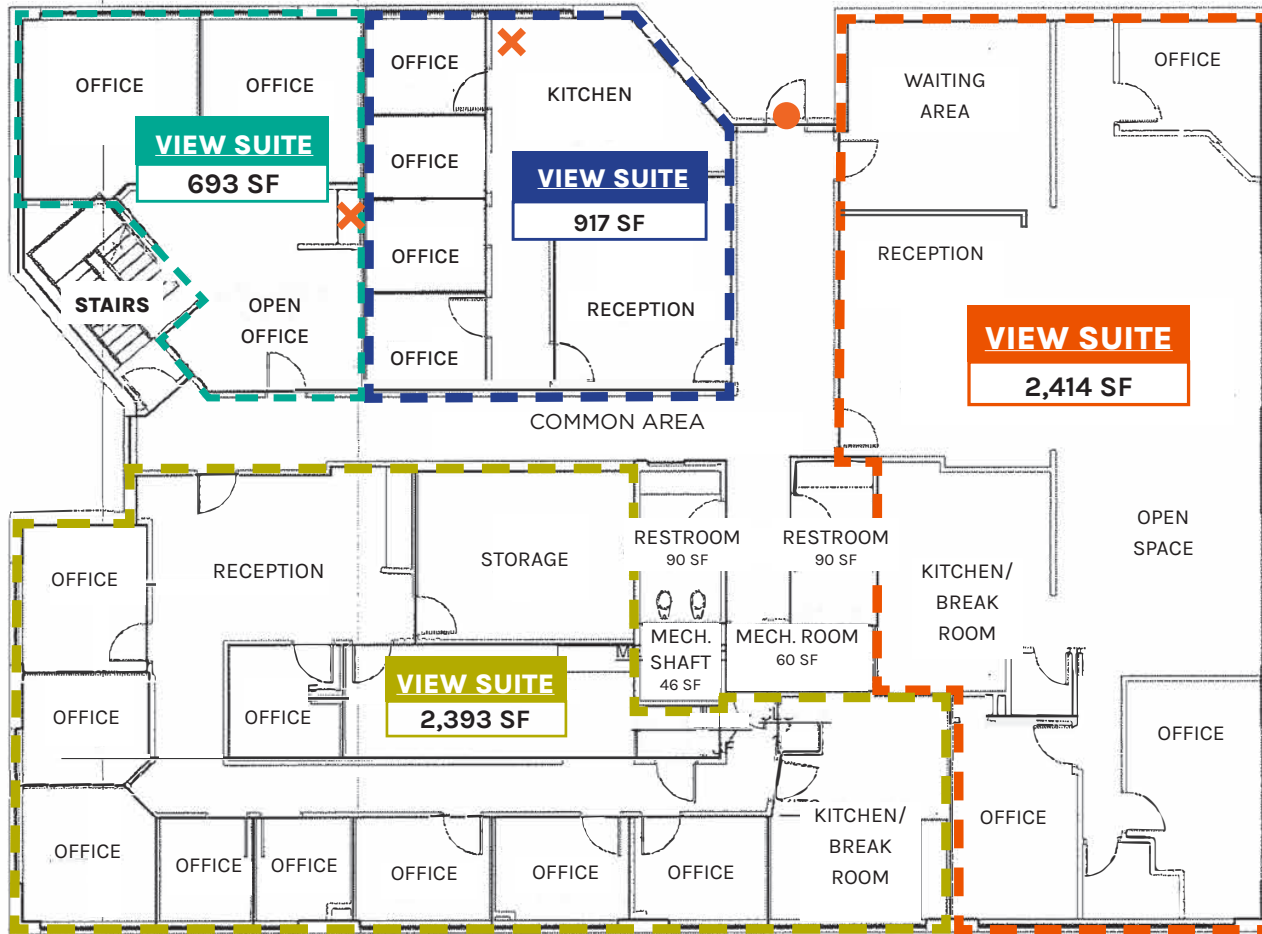




# 2<sup>nd</sup> Floor

6,417 SF FOR LEASE

- ENTRY
- ✗ SINK



Demographics	1 MI.	3 MI.	5 MI.
Population	10,544	97,542	263,728
Avg. HH Income	\$119,802	\$128,223	\$131,681
# of Businesses	656	6,360	15,967
# of Employees	8,966	88,693	215,929

