



5525 W 119th Street

Overland Park, Kansas

Property Features

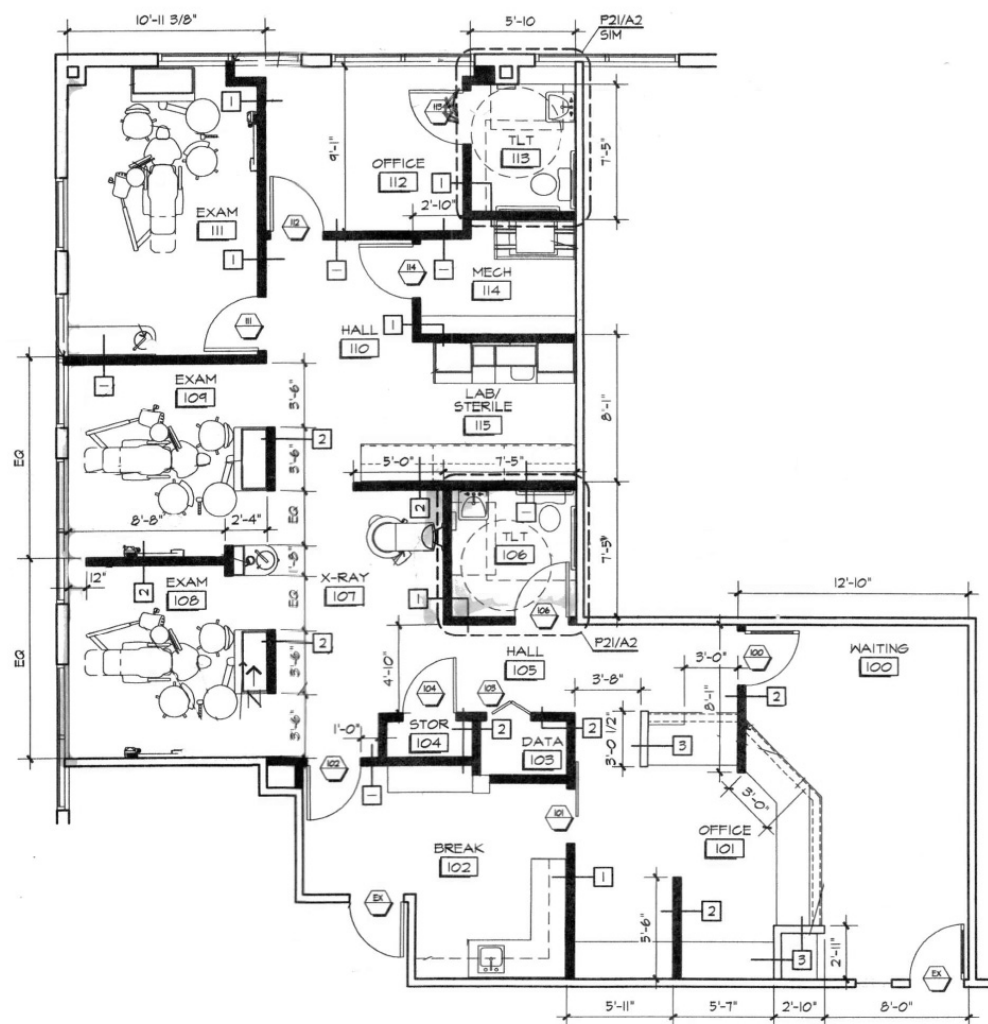
- 1,500-6,840 RSF – 2nd floor
- Medical facility located on Menorah Medical Center (HCA) campus
- Owned and managed by Healthpeak REIT
- Fully accredited surgery center and recovery care provider on first floor
- Situated in affluent Johnson County, KS
- Prime hard-corner location at 119th and Nall

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	7,000	82,801	227,349
Median HH Income:	\$99,567	\$102,961	\$98,177

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SUITE 215: ±1,879 RSF



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This detailed floor plan shows a medical facility with the following rooms and dimensions:

- Top Row:** NURSE 6x8, OFFICE 8x8, EXAM 8x11, EXAM 8x11, OFFICE 8x8, NURSE 6x8, OFFICE 8x8, EXAM 8x11, EXAM 8x10, OFFICE 7x8, NURSE 7x7, OFFICE 7x8, EXAM 9x10.
- Second Row:** EXAM 8x11, EXAM 9x12, EXAM 9x12, EXAM 9x11, EXAM 8x11, EXAM 9x12, EXAM 9x12, EXAM 10x11, EXAM 8x11, EXAM 9x12.
- Third Row:** SUB-WAIT 9x11, TOILET 7x11, TOILET 7x11, EXAM 9x9, EXAM 9x11.
- Bottom Row:** PROCEDURE 10x15, STOR 7x7, LAB 7x15, STOR 4x5, OFFICE 9x10, OFFICE 8x10, RECEPTION 16x20, ADMIN 9x20, WAITING 27x31.

The plan also includes a central corridor, a staircase, and various storage areas.



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