



Overland Park Medical

10601 Quivira Rd, Overland Park, KS 66215

COMPASS REALTY GROUP



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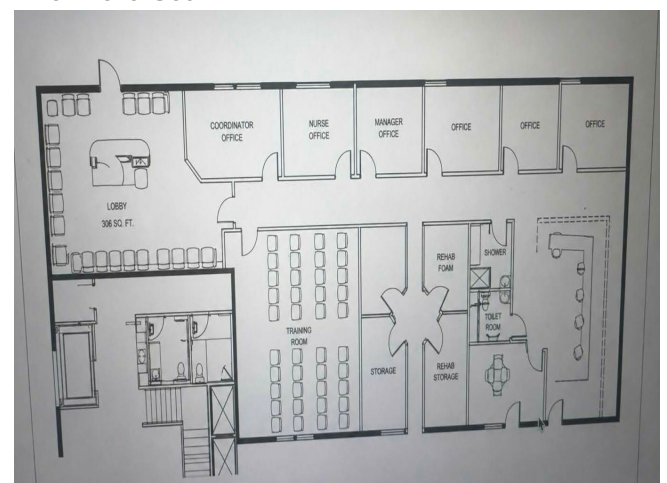


Overland Park Medical

\$22.00 /SF/YR

Exceptional opportunity to lease approximately 4,500 square feet of medical office space in one of Overland Park's premier medical office buildings. Ideally situated on the campus of Overland Park Regional Medical Center, this second-floor suite offers an efficient layout designed for a wide variety of medical, wellness, specialty, or professional healthcare practices. The space features a welcoming reception area, spacious waiting room, numerous exam and treatment rooms, private physician offices, procedure rooms, nurse stations, administrative work areas, and dedicated staff support space. Existing medical infrastructure allows many users to occupy the suite with minimal renovation but build out is available. Located in the heart of Johnson County, the property offers exceptional visibility, easy access to I-435, and is surrounded by a strong network of physicians, specialists, and complementary healthcare providers. Patients benefit from abundant on-site parking, elevator access, and a highly recognizable medical destination. Building highlights Approximately 4,500 SF of move-in-ready medical office space Efficient layout designed to maximize patient flow Spacious reception and waiting area Numerous exam and treatment rooms Multiple private physician/provider offices Large physical therapy/open treatment area (if remaining in the space) Procedure and consultation rooms Dedicated nurse stations and administrative work areas Staff break room and support spaces 2 Private restrooms, including ADA-accessible facilities Existing medical improvements help reduce build-out costs and shorten occupancy timelines Flexible layout that can accommodate a variety of medical specialtiesOffice/medical building...

- Great Highway Access
- Great Location
- Full Build Out



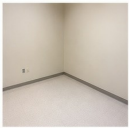
Rental Rate:	\$22.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	4,500 SF
Year Built:	2005
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.83 /SF/MO



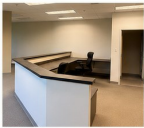
1. Large Open Room



2. Long Wall Shelf



3. Small Room



4. Reception Area



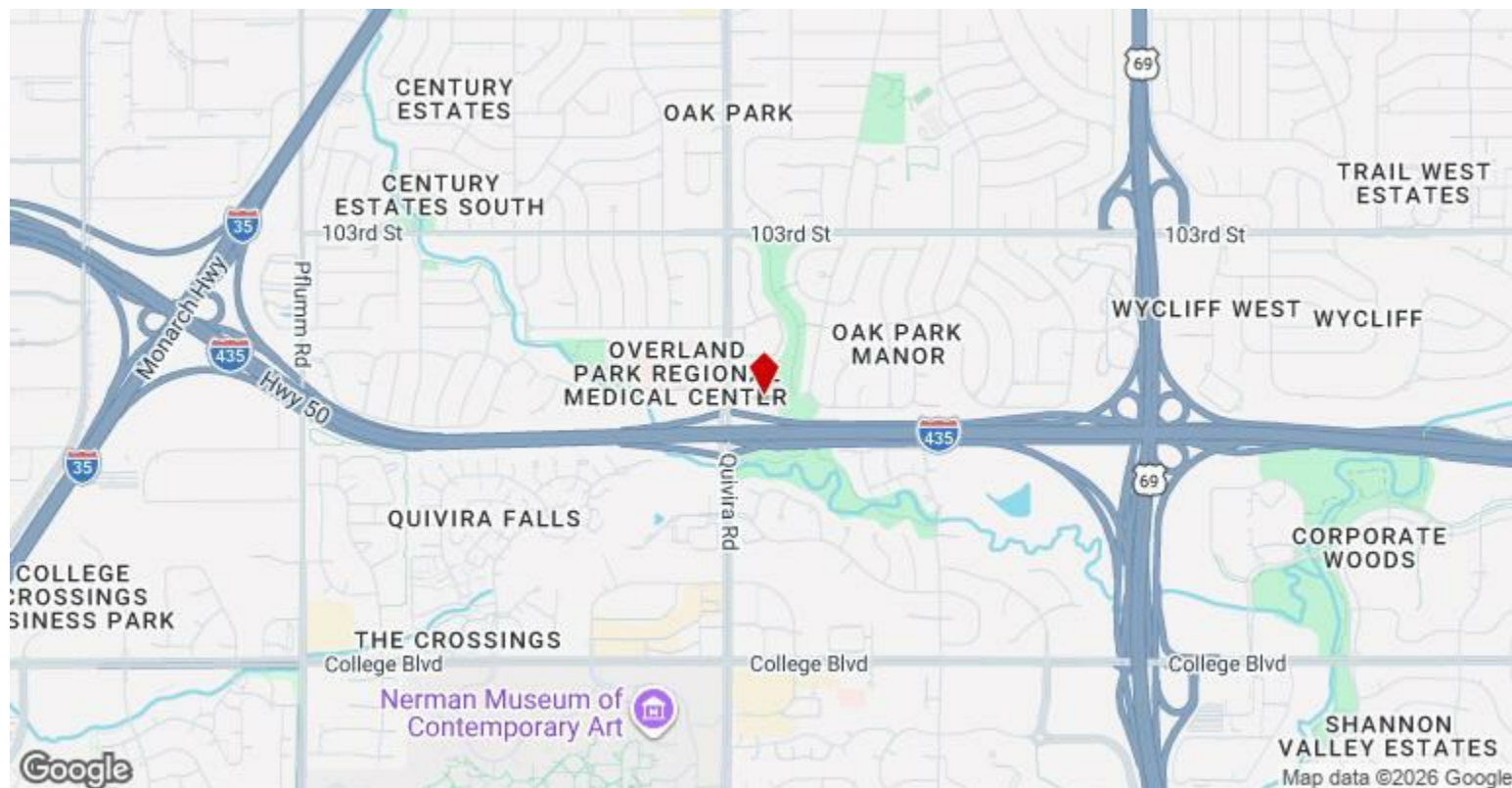
2nd Floor Ste 205

Space Available	4,500 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 15 Years

Space was used for medical use. Available immediately.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Quivira Internal Medicine	-	



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Building highlights

- Approximately 4,500 SF of move-in-ready medical office space
- Efficient layout designed to maximize patient flow
- Spacious reception and waiting area
- Numerous exam and treatment rooms
- Multiple private physician/provider offices
- Large physical therapy/open treatment area (if remaining in the space)
- Procedure and consultation rooms
- Dedicated nurse stations and administrative work areas
- Staff break room and support spaces
- 2 Private restrooms, including ADA-accessible facilities
- Existing medical improvements help reduce build-out costs and shorten occupancy timelines
- Flexible layout that can accommodate a variety of medical specialties

Property Photos

