



PROPERTY DESCRIPTION

Located just off 75th Street and State Line Road, curated is a health, beauty and wellness hub in Prairie Village. The property sits within an established, highly visible corridor surrounded by professional services, retail and wellness focused businesses.

This recently renovated mid-century building offers private suites under 1,000 SF designed for client facing wellness operators seeking a polished and professional setting. The location supports steady, local demand and convenient access for clients throughout Prairie Village and surrounding affluent communities.

PROPERTY HIGHLIGHTS

- Great visibility with high traffic counts
- Surrounding affluent neighborhoods including Prairie Village, Mission Hills, Fairway and Brookside
- Close proximity to Waldo, Overland Park, Leawood, Westwood and The Plaza
- Suites with washer and dryer access available
- Suites with water hook ups available
- Flexible lease terms available
- 15 + on site parking spaces
- Newly resurfaced parking lot with ADA compliant railing
- Opportunity for on site food truck

OFFERING SUMMARY

Lease Rate:	\$600.00 - 1,500.00 per month (MG)
Available SF:	90 - 352 SF
Lot Size:	23,634 SF
Building Size:	7,000 SF
Year Built:	1957
Zoning:	Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,527	44,417	116,478
Total Population	12,498	101,091	252,076
Average HH Income	\$152,096	\$142,539	\$114,089

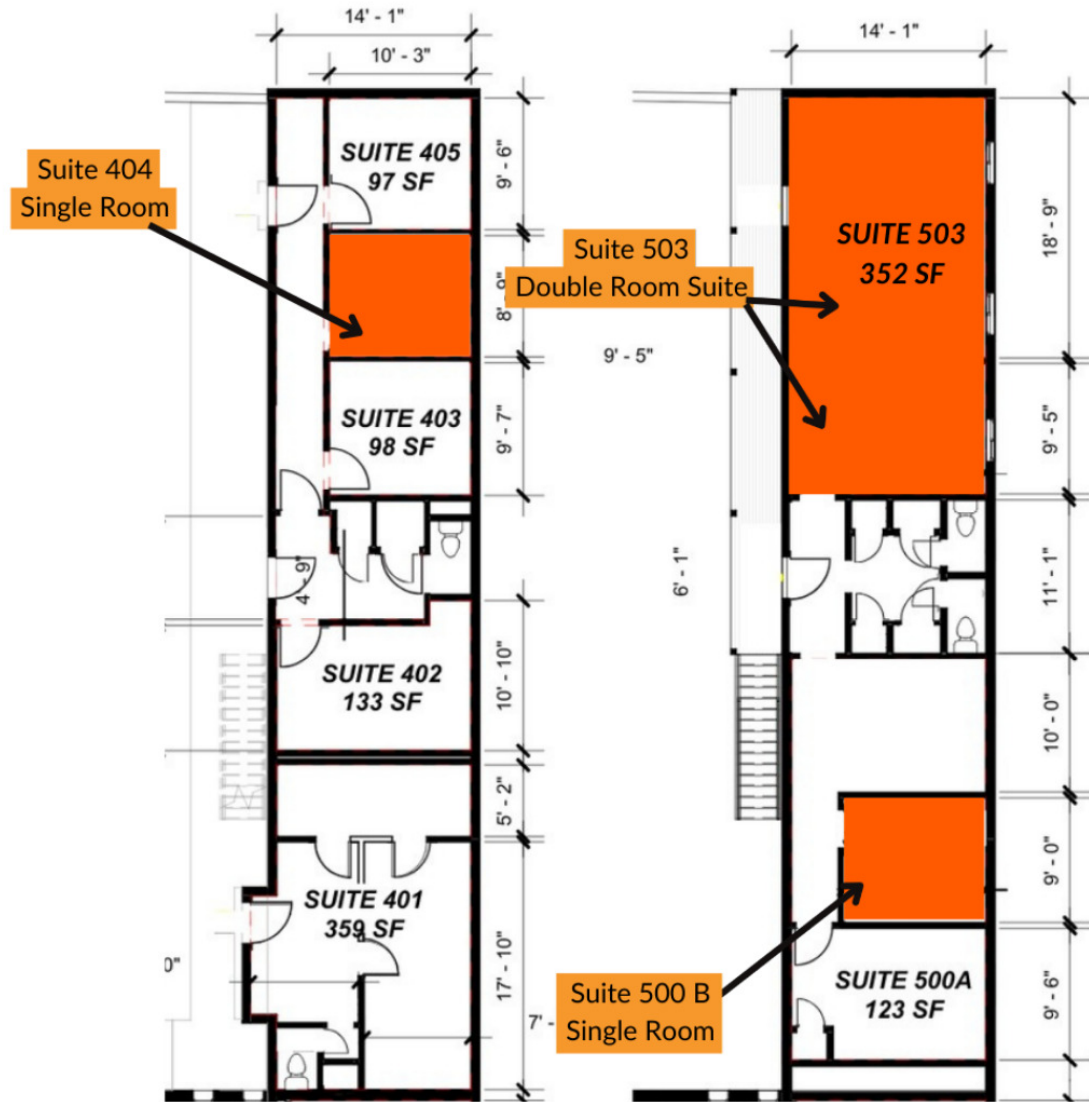
Sheryl Vickers, CCIM

President | 816.916.8400

svickers@selectsitesllc.com



2108 KEY PLAN



**2108 MAIN FLOOR +
LOWER LEVELS +
COURTYARD LEVELS**

2108 UPPER LEVELS

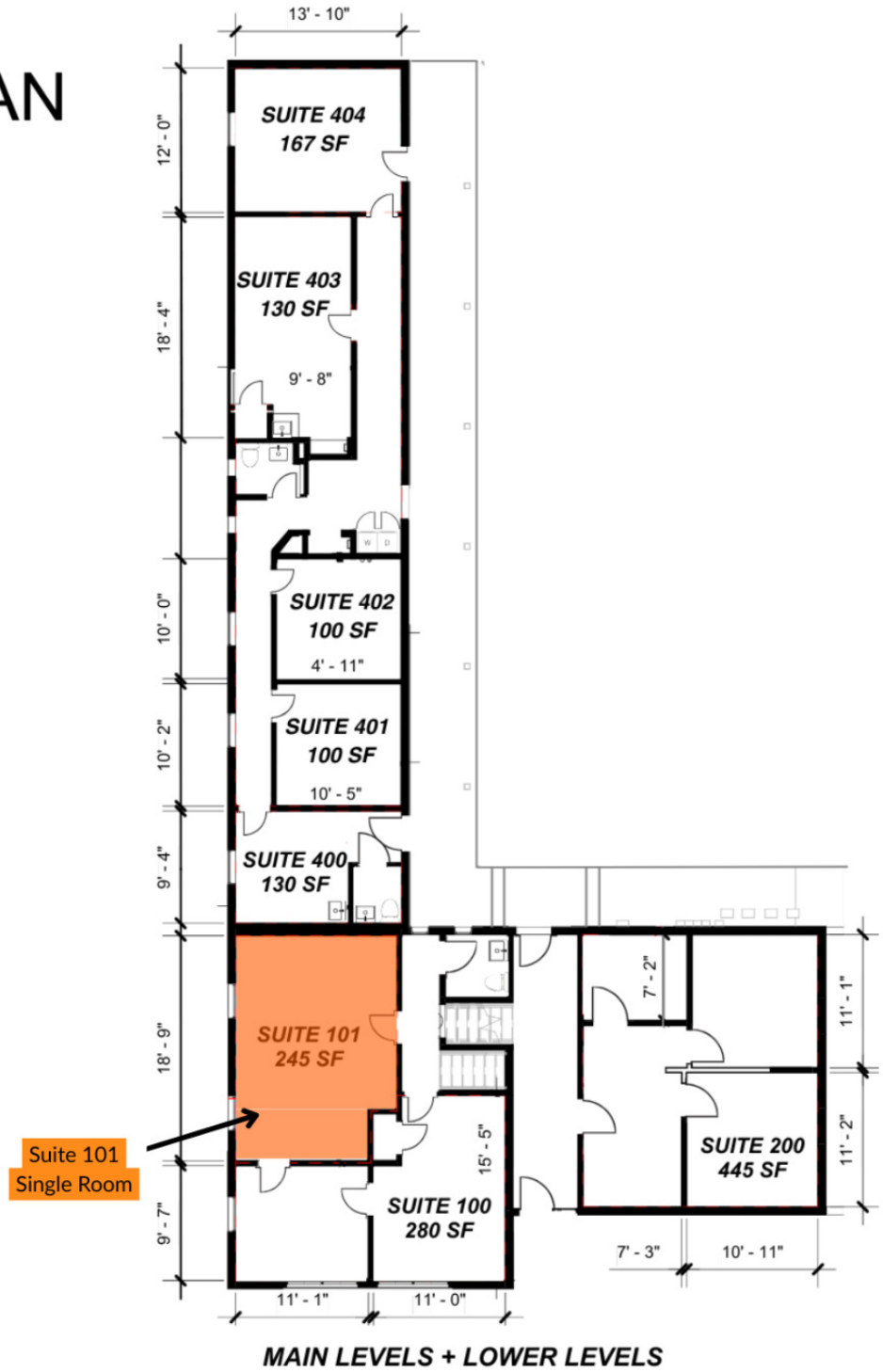
AVAILABLE SPACES

SUITE	LEASE RATE	DESCRIPTION
2108- Suite 404	\$600 per month	Open ceiling, shared restroom.
2108- Suite 503	\$1,500 per month	Only double suite, open ceiling, shared restroom.
2108- Suite 500B	\$600 per month	Suite has shared waiting room with Suite 500A. 2 shared restrooms adjacent, located on upper level (flight of stairs up to unit)

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2110 KEY PLAN



AVAILABLE SPACES

DESCRIPTION		
2110- Suite 101	\$750 per month	Lower level space, natural light, open ceilings.

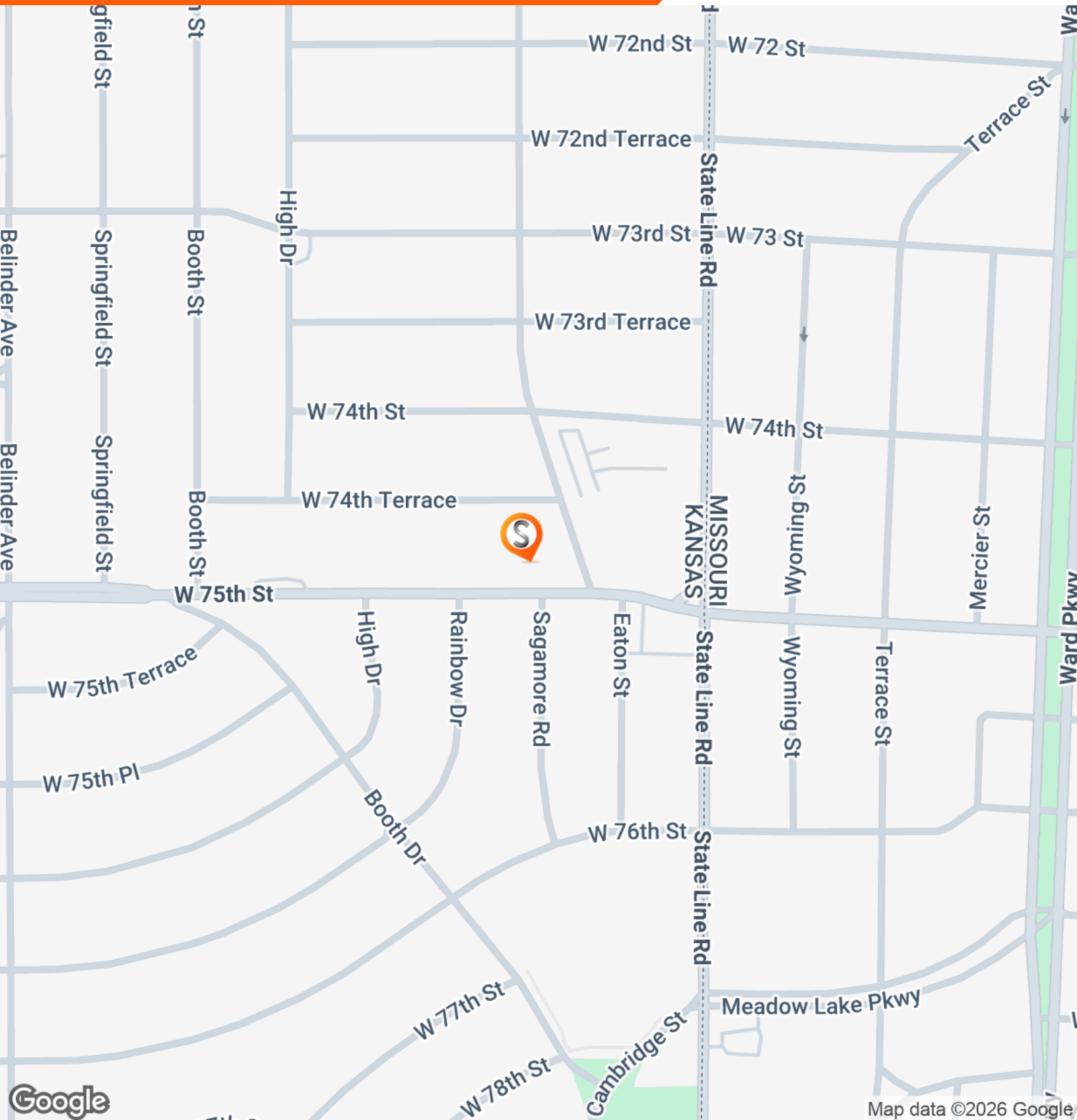
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CURATED - HEALTH, BEAUTY AND WELLNESS HUB

2108-2110 West 75th Street, Prairie Village, KS 66208

OFFICE BUILDING
FOR LEASE



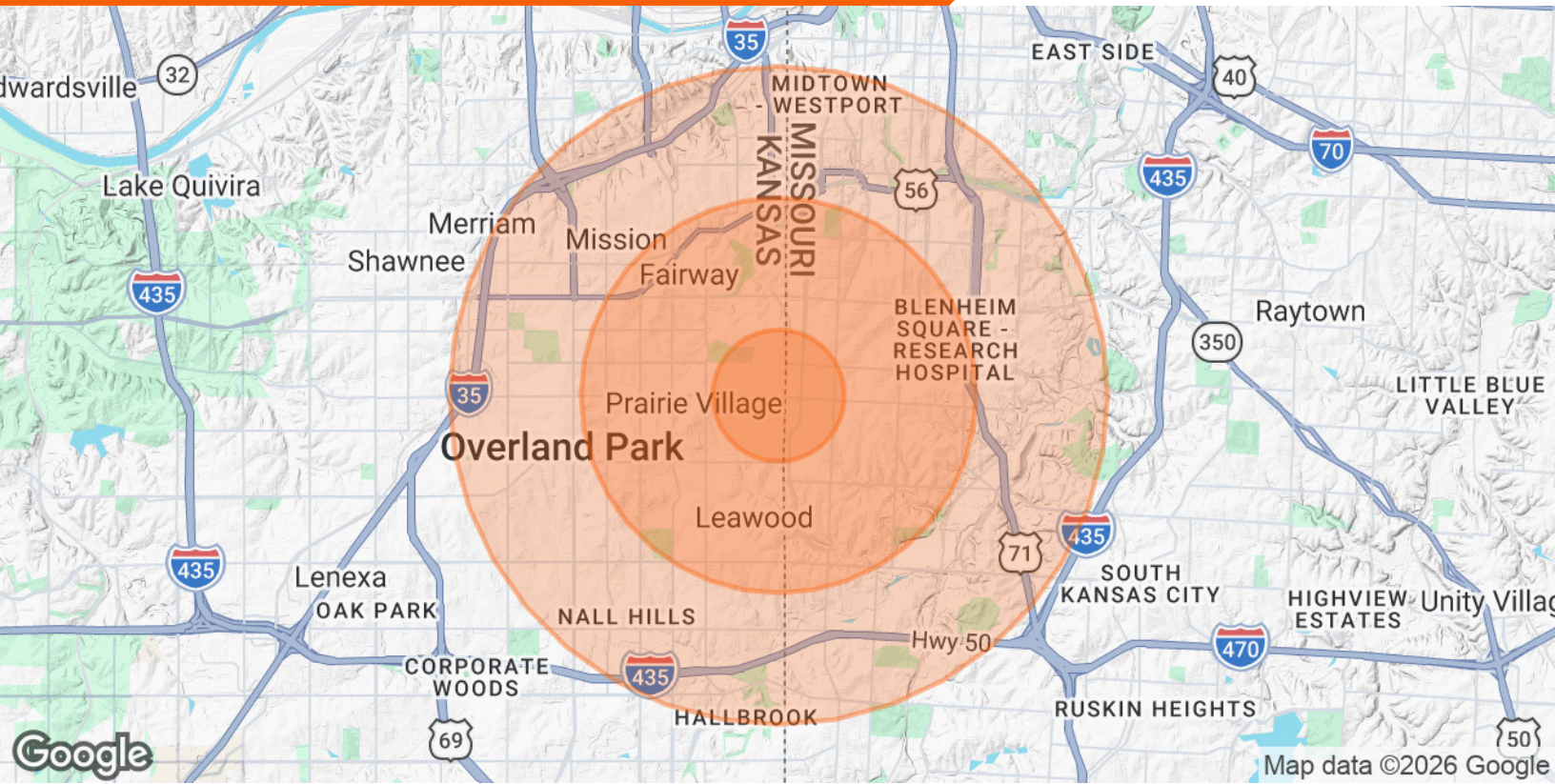
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The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change. If you are currently represented by a Realtor, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,498	101,091	252,076
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,527	44,417	116,478
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$152,096	\$142,539	\$114,089
Average House Value	\$515,940	\$489,040	\$396,282

Demographics data derived from AlphaMap

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