

A photograph of a single-story brick building with a large glass entrance. A sign above the entrance reads "TENANT SIGN". The building is surrounded by trees and landscaping. The sky is clear and blue.

TENANT SIGN

FOR SALE | CATH LAB / MEDICAL OFFICE

CATH LAB | MEDICAL OFFICE BUILDING

5320 College Blvd, Overland Park, KS 66211

Listing Broker: Jennifer Stein Real Estate, Inc / Jennifer Stein, Broker
KS RE Broker Lic. No. CO00003280

📞 (213) 446-5366 ✉️ jstein@jenniferstein-realestate.com

Out Of State Cooperating Broker : Steve Beck | COBE Real Estate
AZ RE Lic: BR535765000

📞 (480) 610-2400 ✉️ steve@coberealestate.com

JDS
REAL ESTATE SERVICES, INC

CoBE
REAL ESTATE

FOR SALE | CATH LAB / MEDICAL OFFICE

Cath Lab / Medical Office Building in Overland Park

5320 College Blvd, Overland Park, KS 66211



PROPERTY SUMMARY

Sale Price: \$2,800,000

Cap Rate: 8.18%

NOI: \$229,154

Building Size: 6,330 SF

Building Class: B

Year Built: 1984

Cross Streets: College Blvd. and Nall Ave.

PROPERTY OVERVIEW

This prime medical space is conveniently located in one of the largest medical hubs in Overland Park located approximately 2 minutes south of I-435. There is easy access to the property from both College Blvd. and 110th St. The area is bustling with nearby traffic from medical centers, including Children's Mercy Hospital - Kansas. Sitting within a mile from Overland Park Convention Center, this asset is surrounded by national food joints, moving traffic, and more. **Listed by Jennifer Stein, President and Primary Broker of JDS Real Estate Services, Inc.**

PROPERTY HIGHLIGHTS

- Fully-Leased Cath Lab for Sale
- 5 Year NNN Lease, with 3% annual increases
- Approximately 64,000 VPD at the intersec on of College Blvd. and Nall Ave.

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Rent Schedule

Tenant: Dr. Correa | Overland Park, KS

Lease Commencement: May 1, 2023

Building Size	Lease Term (yrs)	Price/SF	Monthly Rent	Annual Rent
6,330 SF	1	\$ -	\$ -	\$ -
	2	\$ -	\$ -	\$ -
	3	\$ 36.20	\$ 19,096	\$ 229,154
	4	\$ 37.29	\$ 19,669	\$ 236,029
	5	\$ 38.41	\$ 20,259	\$ 243,110

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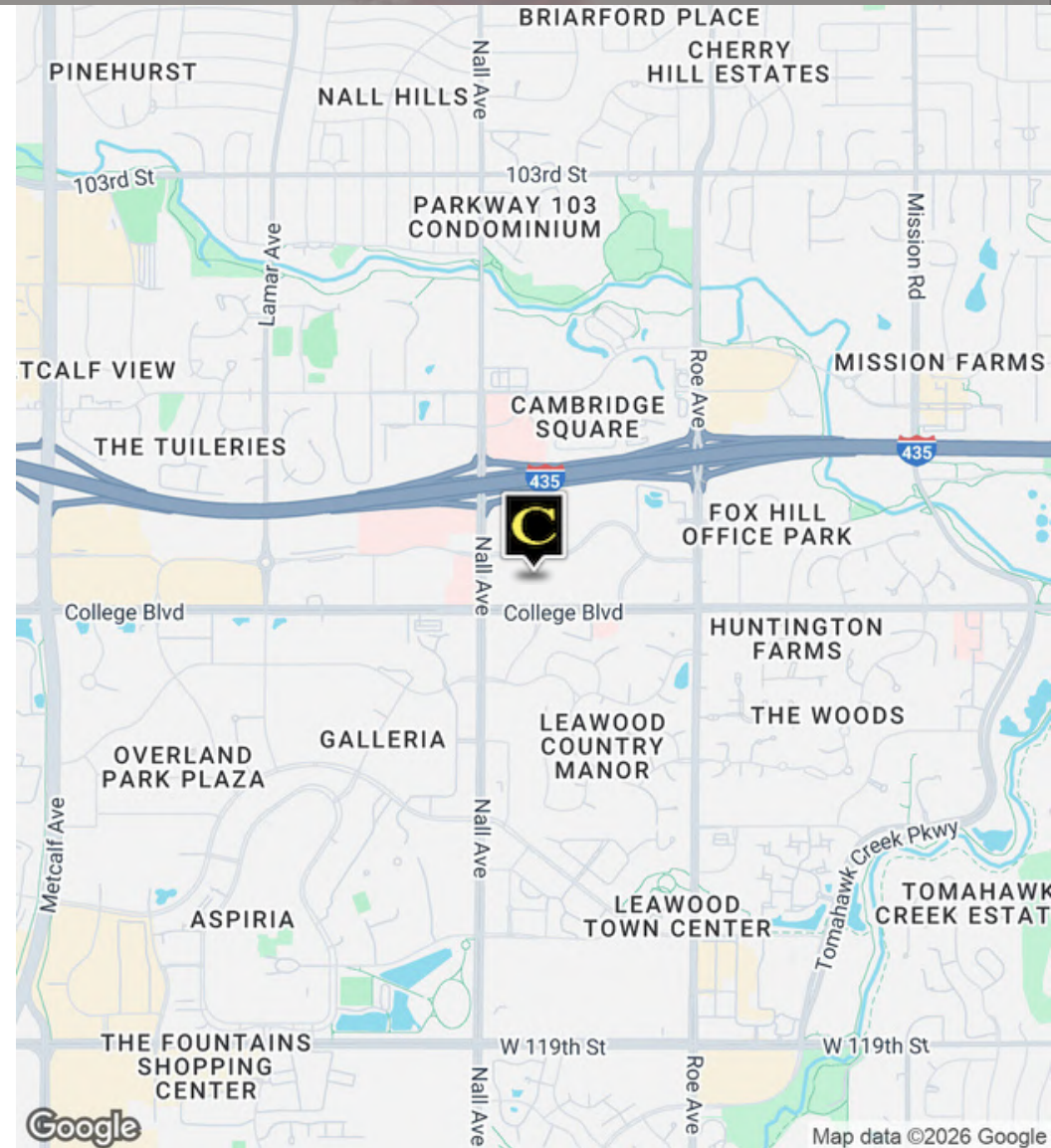
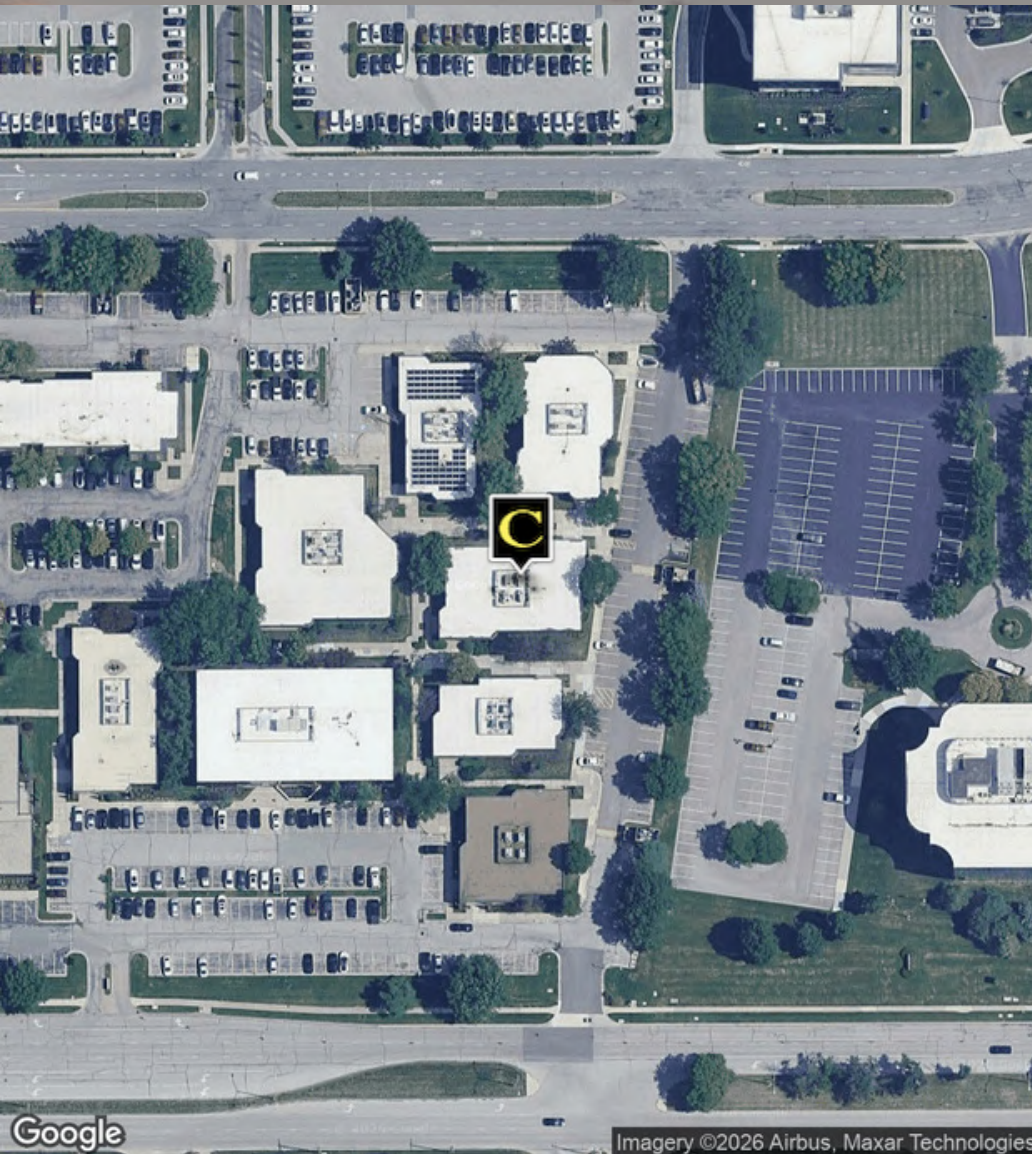
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POPULATION

HOUSEHOLDS & INCOME



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