



5525 W 119th Street

Overland Park, Kansas

Property Features

- 1,879 RSF – 2nd floor, former dental suite
- 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:	7,506	83,221	227,610
Median HH Income:	\$130,771	\$149,260	\$137,920

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FIG. 10

Architectural floor plan of a medical suite, showing various rooms and their dimensions. The plan includes:

- EXAM 111**: Examination room with dimensions 10'-11" x 9'-8".
- EXAM 109**: Examination room with dimensions 8'-8" x 12'-4".
- EXAM 108**: Examination room with dimensions 12' x 12'-4".
- X-RAY 107**: X-ray room with dimensions 4'-10" x 1'-0".
- STOR 104**: Storage room with dimensions 3'-8" x 3'-0".
- DATA 103**: Data room with dimensions 3'-8" x 3'-0".
- BREAK 102**: Break room with dimensions 5'-6" x 5'-11".
- OFFICE 101**: Office with dimensions 5'-7" x 2'-10".
- WAITING 100**: Waiting area with dimensions 12'-10" x 8'-0".
- LAB/STERILE 115**: Laboratory/Sterile room with dimensions 5'-0" x 7'-5".
- MECH 114**: Mechanical room with dimensions 7'-5" x 8'-1".
- TLT 113**: Treatment room with dimensions 5'-10" x 7'-5".
- TLT 106**: Treatment room with dimensions 7'-5" x 7'-5".
- HALL 110**: Central hallway with dimensions 8'-1" x 7'-5".
- HALL 105**: Hallway with dimensions 4'-10" x 1'-0".

The plan also shows various door swings, furniture layouts, and dimensions for clearances and room sizes.

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