



3,013 - 13,472 SF

AVAILABLE

DEERCREEK COMMONS

MEDICAL OFFICE FOR LEASE

12850 METCALF • OVERLAND PARK, KS

MIKE LEVITAN

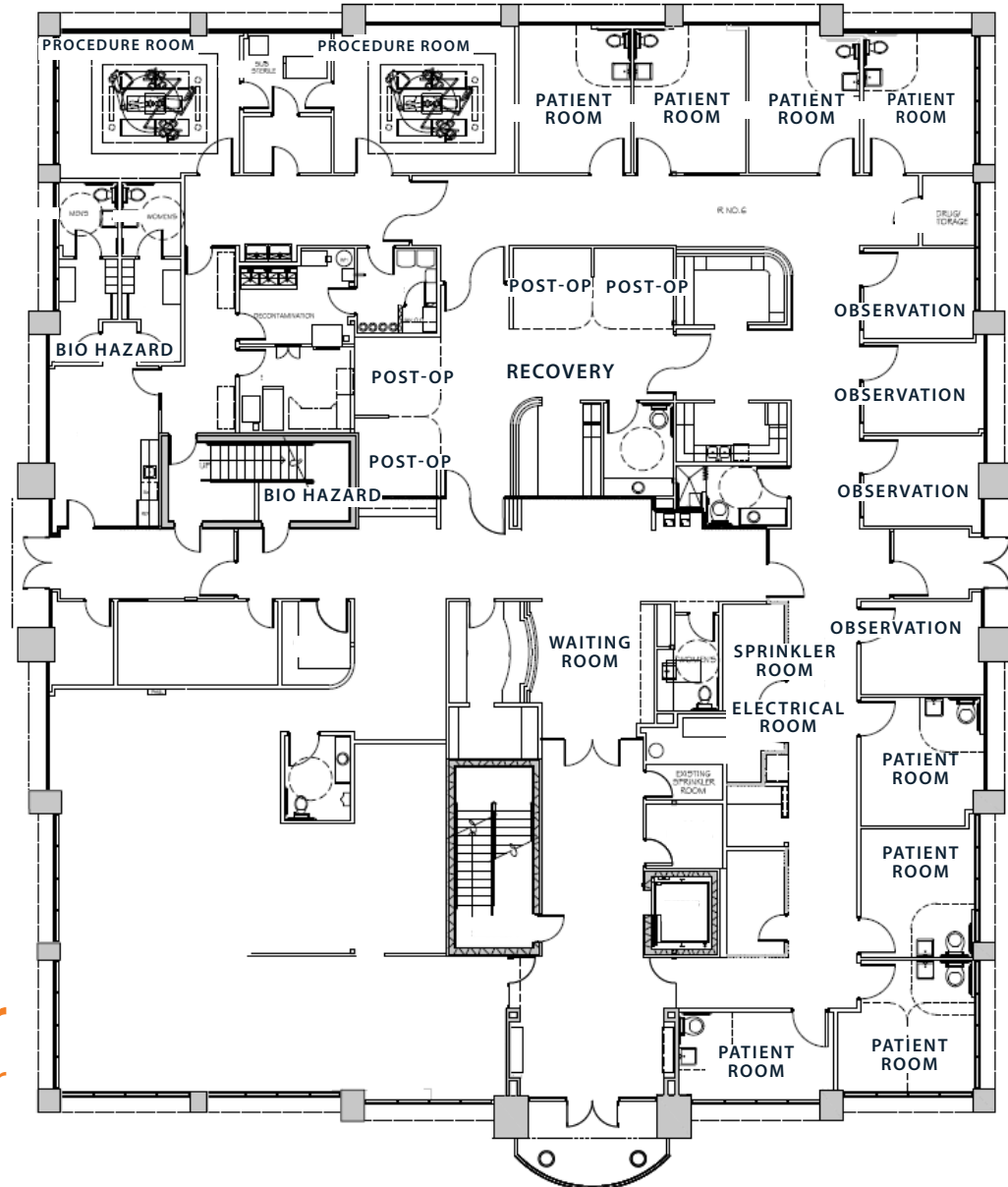
816.268.9109 / mlevitan@lane4group.com

PROPERTY HIGHLIGHTS

- **3,013 - 13,472 SF available**
- Former hospital rated Ambulatory Surgery Center
- 2 operating rooms, 4 post-operation rooms in the recovery corridor, and 12 patient rooms
- Cummins Generator & medical gas accessibility on the first floor
- 4.07:1000 Parking
- Building & signage visible on Metcalf Ave with 22,300 CPD
- Ownership able to provide a design & build process



FLOOR PLAN

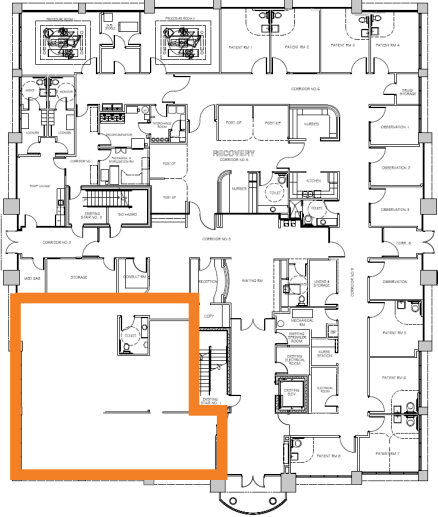


**VIEW
GUIDED
TOUR**

1st Floor
13,472 SF / Full Floor

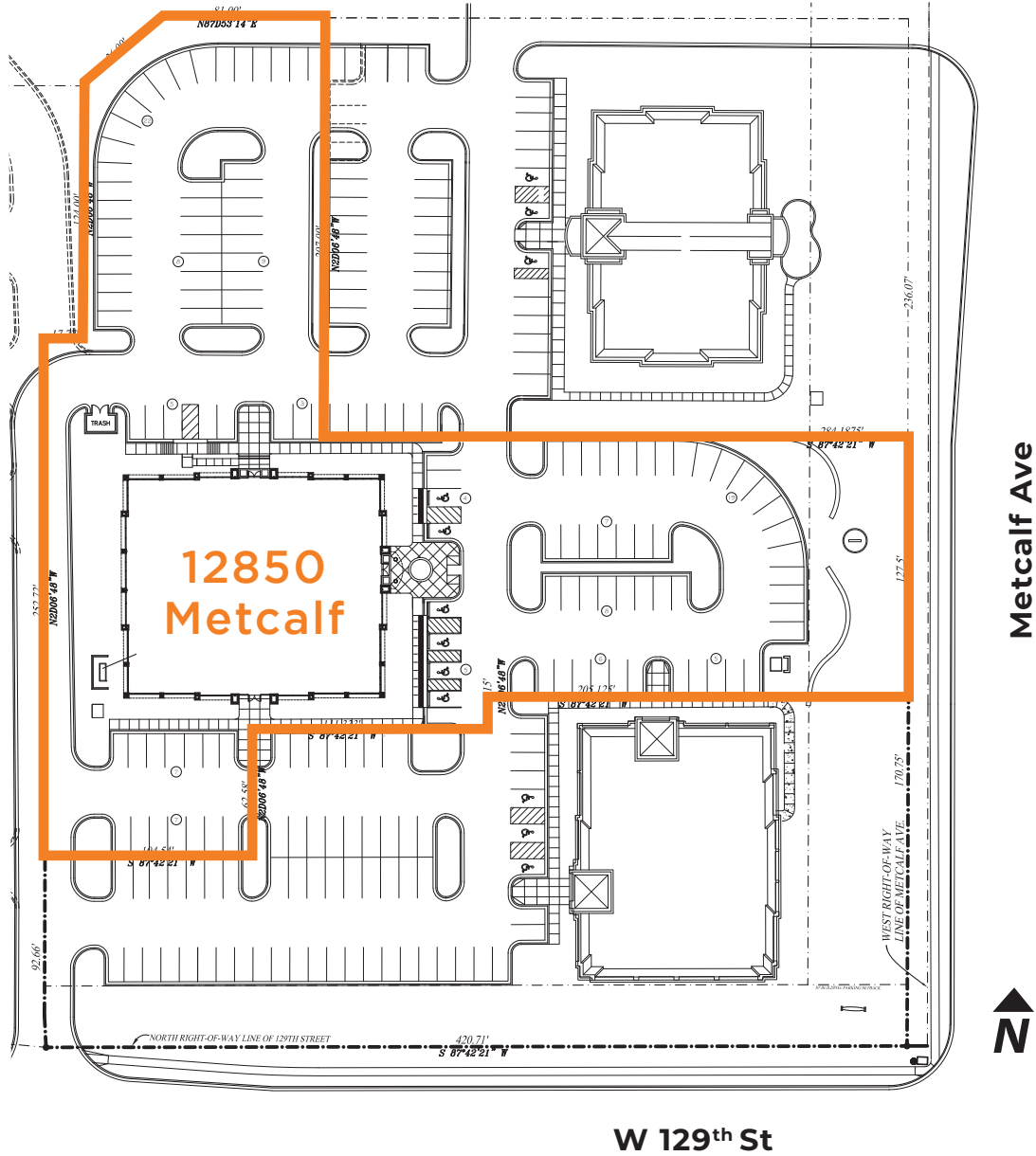
FLOOR PLAN

FIRST FLOOR



Suite 102
3,013 SF

SITE PLAN



AREA SUBMARKET



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