

39 rainbow

LANE4

3918 RAINBOW BLVD • MIXED USE CENTER • KANSAS CITY, KS

2ND GEN RESTAURANT END CAP SPACE AVAILABLE



4,495 SF

AVAILABLE

CONFIDENTIAL DO NOT DISTURB TENANT

VIEW VIRTUAL TOUR

For more information:

CHASE GLAESER

816.268.9110 / cglaeser@lane4group.com



39 RAINBOW

- Located directly across from the University of Kansas Medical Center
- Construction has begun on KU Med's new 670,000 SF cancer research facility at its main campus with construction expected to be completed by Q4 2027
- State-of-the-art architecture and design
- Convenient Interstate access: 1 mile south of I-35
- Mixed-use property featuring medical office, restaurants and service providers

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|-----------|----------|
| Population | 14,740 | 103,176 | 280,574 |
| Daytime Population | 21,023 | 167,154 | 405,611 |
| Average HH Income | \$84,931 | \$101,920 | \$93,490 |
| # of Businesses | 800 | 6,355 | 14,181 |
| # of Employees | 15,555 | 126,924 | 85,872 |

KU Med:

- **540,000 unique visits & 3M visits per year**
- **+38.3% YoY annual visitor growth since 2021**

Source: Placer.AI (2024)

KU MED CAMPUS OVERVIEW

39Rainbow

- Holiday Inn
- Tanner's
- FIVE GUYS BURGERS and FRIES
- GOLFTEC
- Central Bank
- THE UNIVERSITY OF KANSAS HEALTH SYSTEM

39th Street

- Q39
- HIVE
- Mud Pie
- Tiki Tacos
- Handmade Sweets
- Taj Palace
- Artego
- BLUESO!
- Panera
- OUR HOUSE
- Clupette
- Starbucks

THE HUDSON - Now Open
228 Class A Multifamily Units

Citizen Apartments - Now Open
226 Unit Development

Coming Soon: Ku Med's newest 670,000 SF cancer research facility joins their main campus with construction ending late 2027.

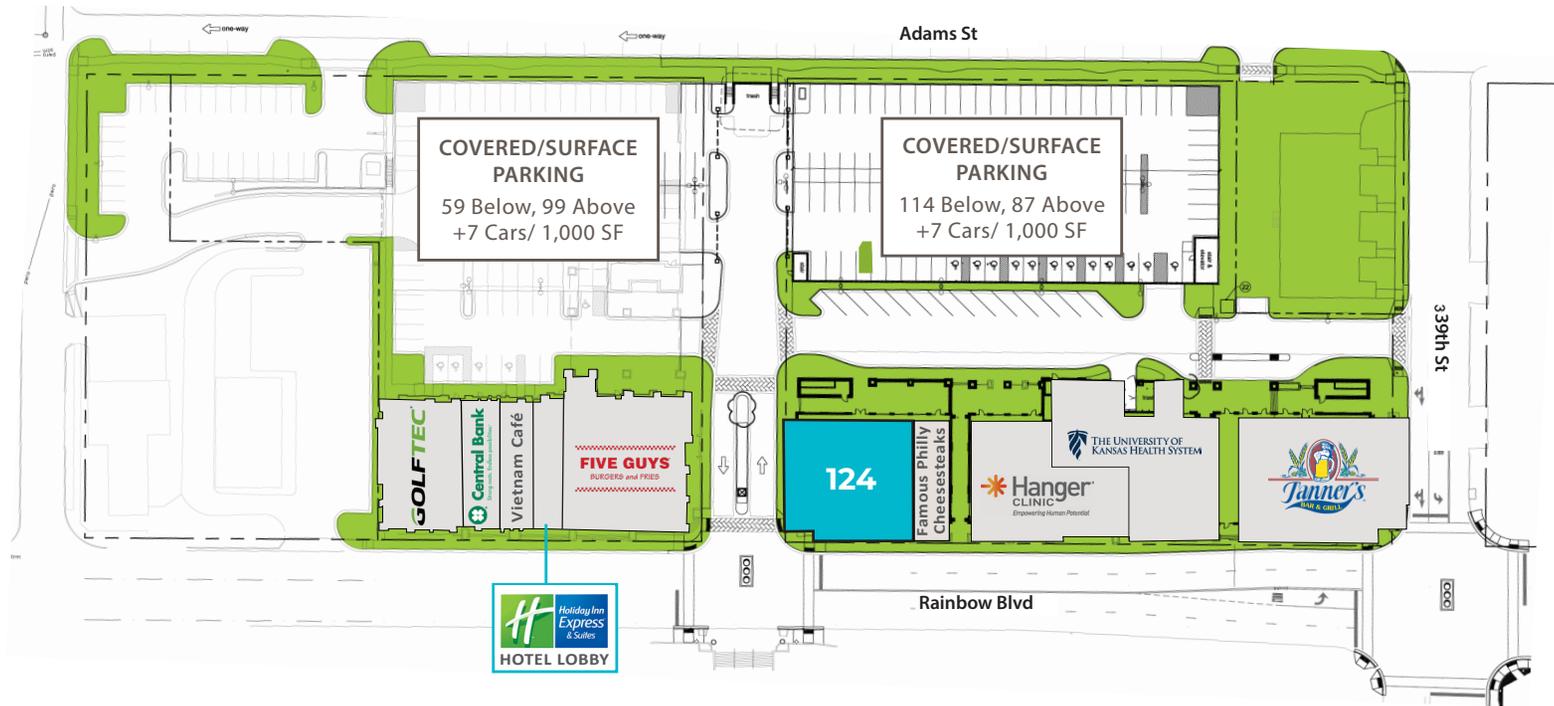
Labels on Map: Support Services, Center of Aging, Visitor Parking, Life Sciences Innovation Center, Cambridge North Tower, Health Education Building, School of Nursing, Radiation Oncology, Student Center, Rec Center, Visitor Parking.

Streets: SOUTHWEST BLVD, RAINBOW BLVD, STATE LINE RD

Interstate: INTERSTATE 35 1 mile

KU MEDICAL CENTER
The University of Kansas

SITE PLAN



STE 124 4,495 SF VIEW SPACE



ABOUT KU MEDICAL CENTER

The KU Medical Center is home to the University of Kansas Schools of Medicine, Nursing and Allied Health, with **3,866 students and 1,584 faculty**.

According to the U.S. News and World Report 2023/2024, **KU Medical Center is ranked in the top 50 hospitals in the county in 8 adult specialties**. KU Med is planning to expand their current facilities in the coming years.



ROUND-THE-CLOCK COMMERCIAL POTENTIAL

Operated 24/7, the Center provides a strong customer base during normal business hours and evening hours. **Approximately 38% of the Medical Center's employees are on-site outside the 8-5 daytime hours.**

UNIVERSITY OF KANSAS RESEARCH CENTER | \$450+ M

Construction has begun on KU Med's new **670,000 SF cancer research facility** at its main campus. Construction is expected to be completed by Q4 2027. The facility will allow KU Med to bring nearly all cancer research activities in one building, and house a dry and wet lab space, imaging center, and administrative/conference spaces.

BRAIN HEALTH BUILDING | \$59+ M

KU Med is looking to expand operations into an additional **110,000 SF building**. The expansion would include clinical space, patient exercise areas, administrative offices, dry and wet lab space, memory cafe, demonstration kitchen, and research observation areas.

DENTAL SCHOOL | \$37+ M

The proposed dental school will leverage existing assets at KU Med to further address the shortage of oral health professionals in Kansas. The building would replace the existing Dyles Library and would be approximately **80,000 SF**.

ADDITIONAL PARKING GARAGE | \$31+ M

The **1,500-space multi-level**, structured parking garage will account for additional traffic resulting from expanded medical and academic