



LANE4

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

2ND GEN RESTAURANT END CAP SPACE AVAILABLE



4,495 - 5,911 SF

AVAILABLE

VIEW VIRTUAL TOUR

CONFIDENTIAL DO NOT DISTURB TENANT

For more information:

**CHASE GLAESER**

816.268.9110 / [cglaeser@lane4group.com](mailto:cglaeser@lane4group.com)



## 39 RAINBOW

- Located directly across from the University of Kansas Medical Center, one of the regions most prestigious and fastest growing medical campuses
- State-of-the-art architecture and design
- Convenient Interstate access: 1 mile south of I-35
- Mixed-use center 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**

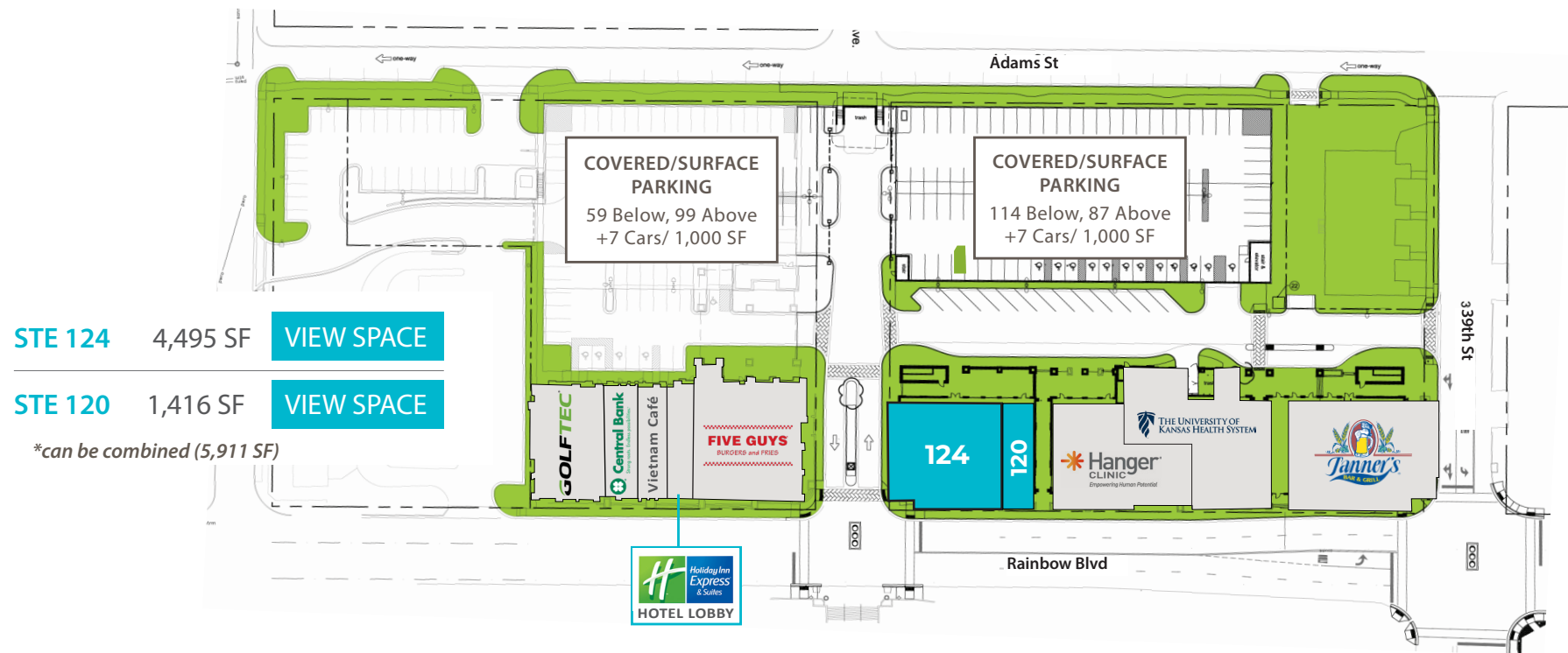
*Source: Placer.AI (2024)*



# KU MED CAMPUS OVERVIEW



SITE PLAN





## 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

KU Med is planning to add a **670,000 SF cancer research facility** to its main campus. 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 offerings.