



12208 W 87TH PARKWAY
MEDICAL OFFICE SPACE FOR LEASE

3,066 & 8,841 SF
AVAILABLE

ADAM ABRAMS, CCIM
aabrams@lane4group.com / 816.268.7565

SPENCER STEWART
sstewart@lane4group.com / 816.268.9103



PROPERTY HIGHLIGHTS

- **3,066 SF** newly renovated medical space available
 - Current dermatology office
- **8,841 SF** existing medical space available
 - 20 Exam Rooms, Former Lab space, 1 X-Ray room, 8 offices
- Monument and building signage available; monument signage visible to 29,559 CPD
- Walkable restaurant and retail amenities
- 2-minute drive to I-35
- Under new ownership

DEMOGRAPHICS

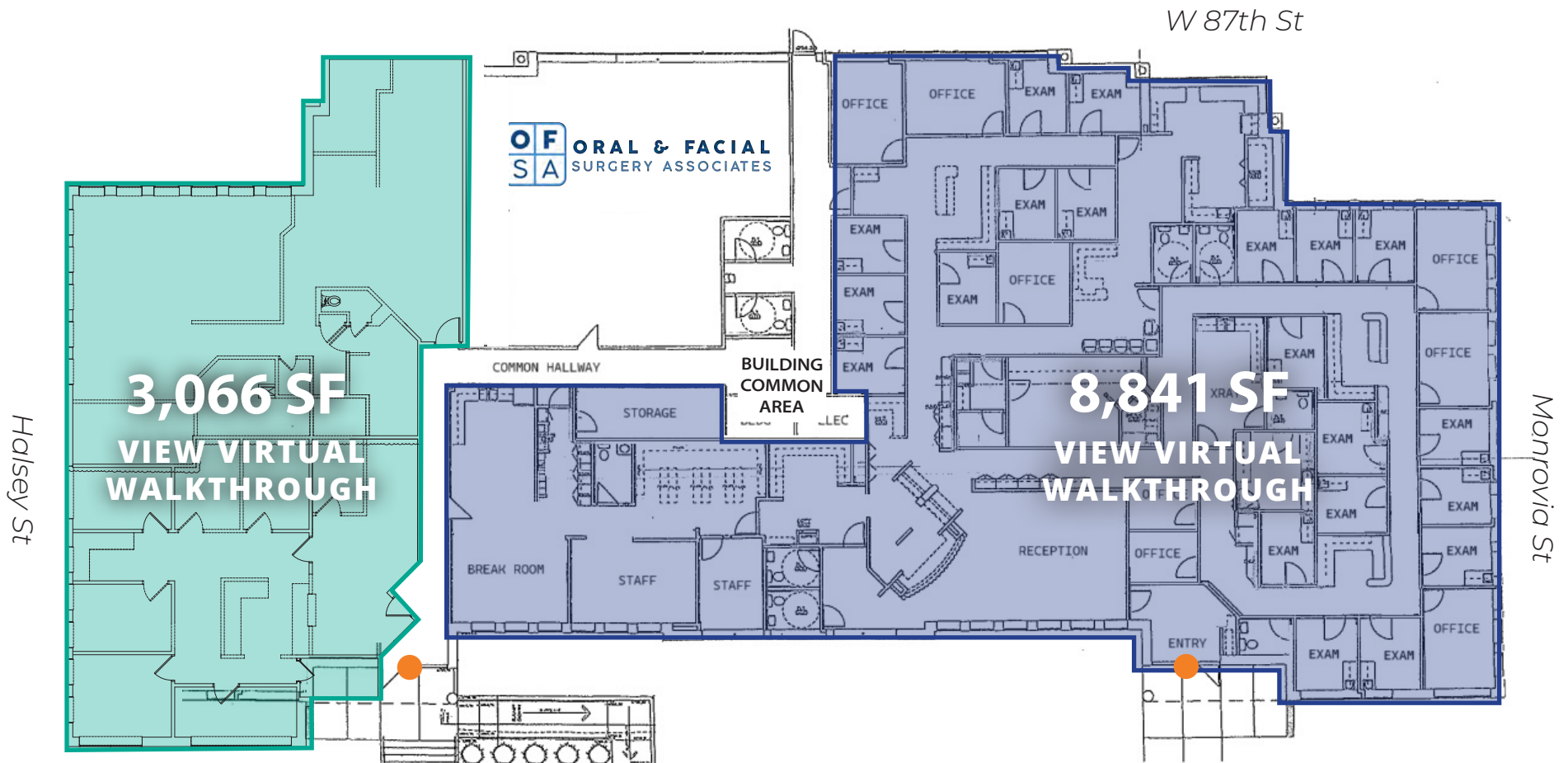
	1 MILE	3 MILE	5 MILE
Population	9,687	107,032	227,135
Average HH Income	\$96,816	\$106,958	\$116,671
# of Businesses	1,137	5,268	13,214
# of Employees	16,879	84,962	199,768



3,066 SF & 8,841 SF

For Lease

● ENTRY POINTS



AERIAL OVERVIEW

LANE4

