

MEDICAL OFFICE SPACE

12208 W 87TH ST • LENEXA, KS

3,066 & 8,841 SF
FOR LEASE

For leasing information:

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**NEWLY RENOVATED
DERMATOLOGY OFFICE**



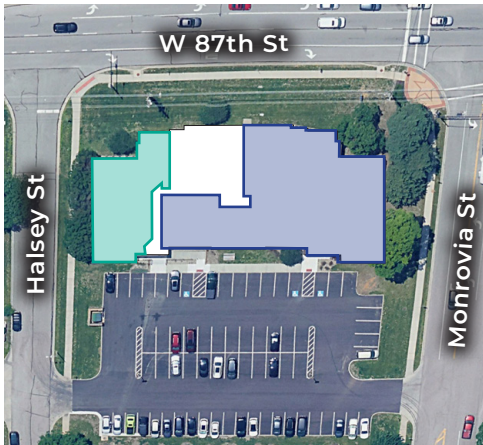
**NEWLY RENOVATED
DERMATOLOGY OFFICE**



PROPERTY HIGHLIGHTS

- **3,066 SF newly renovated medical space available**
 - Current dermatology office with 8 exam rooms
- **8,841 SF** (*divisible*) existing medical space available
 - 20 Exam Rooms, Former Lab space, 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
- 4.66/1000 parking

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

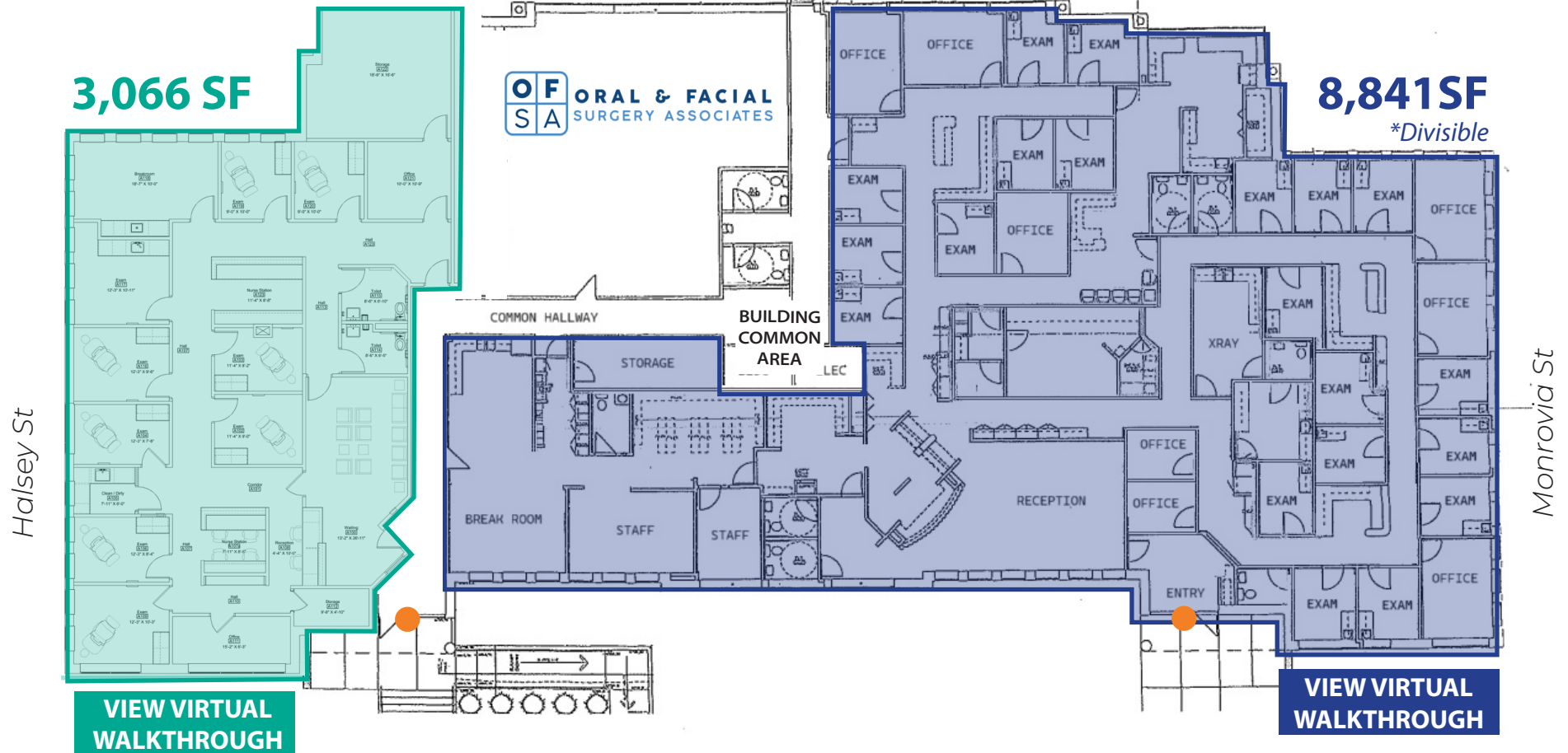


3,066 SF & 8,841 SF

For Lease

● ENTRY POINTS

W 87th St



AERIAL OVERVIEW

LANE4

