

MEDICAL OFFICE SPACE

12208 W 87TH ST • LENEXA, KS

3,066 SF
FOR LEASE

Available April 2026

For leasing information:

ADAM ABRAMS, CCIM
816.268.7565 / aabrams@lane4group.com

SPENCER STEWART
816.268.9103 / sstewart@lane4group.com



**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
- 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

Population

1 MILE

9,687

3 MILE

107,032

5 MILE

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

Available April 2026

ENTRY POINTS

W 87th St

3,066 SF



Halsey St

**VIEW VIRTUAL
WALKTHROUGH**

Monrovia St

AERIAL OVERVIEW

LANE4

