

6,417 SF FOR LEASE
-or- 13,360 FOR SALE

**COLLEGE BLVD
 MEDICAL
 OFFICE**

11755 W 112TH • OVERLAND PARK, KS



**MONUMENT
 SIGNAGE
 AVAILABLE**

FOR SALE

- 13,360 SF building | 0.82 AC
- Medical/office use; Owner-user opportunity
- 1st floor leased to full floor tenant through 12/31/26
- Zoning: CP-O Business Office
- TPO roof | 2021

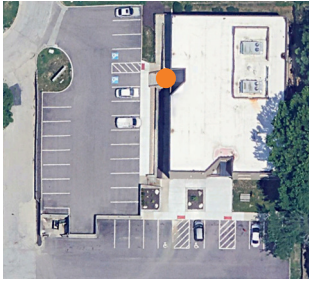
FOR LEASE

- 6,417 SF contiguous:
- Medical/dentist build out

BUILDING HIGHLIGHTS

- Located along the College Blvd Corridor with a variety of restaurants and amenities
- Great access to Hwy-69 & I-435
- Dedicated parking lot with 60 stalls
 - Parking ratio: 4.49/1000

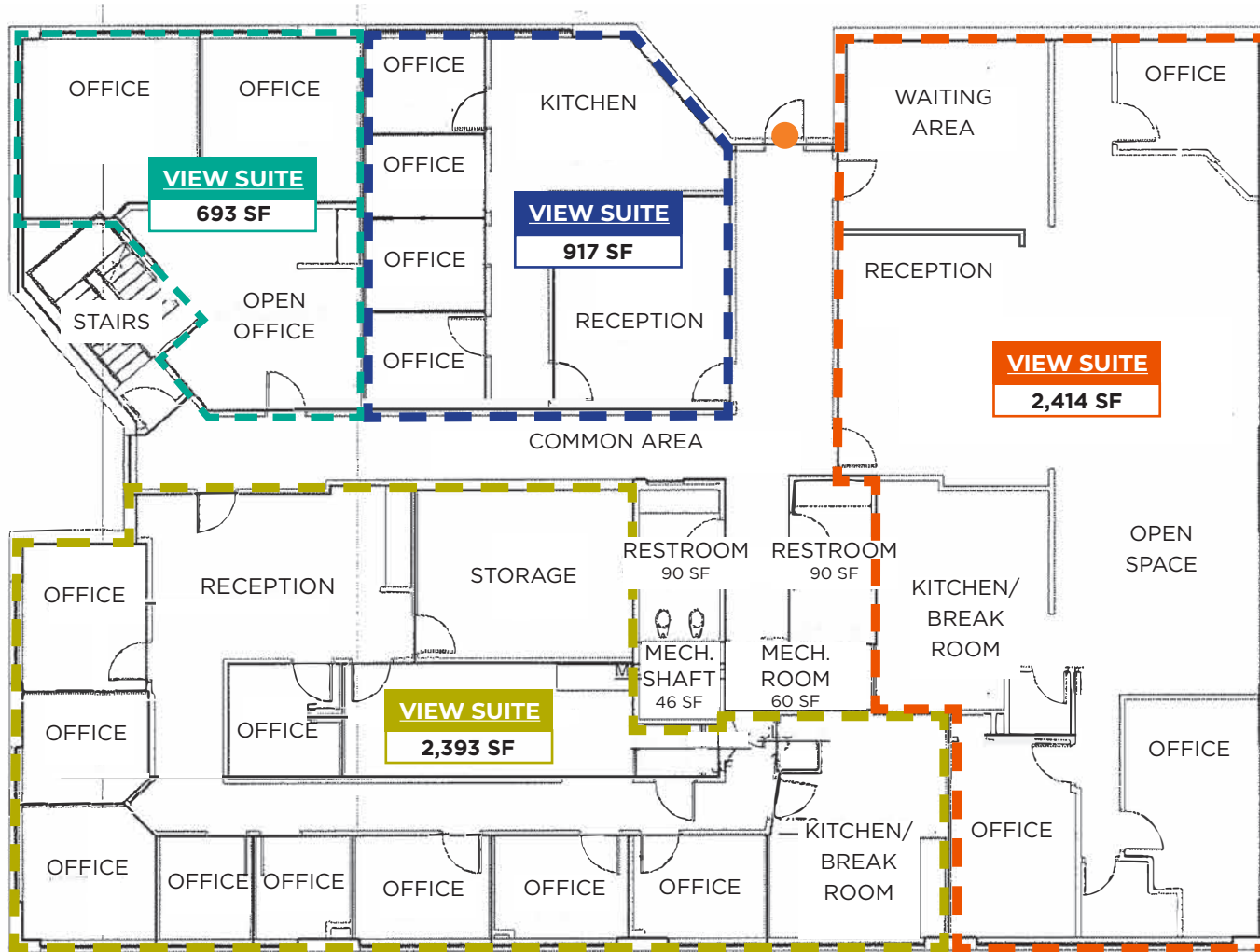


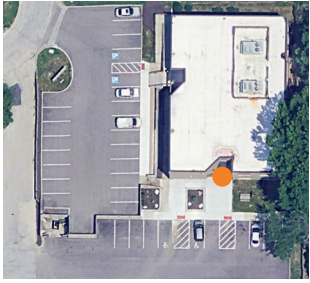


2nd Floor

6,417 SF

● ENTRY





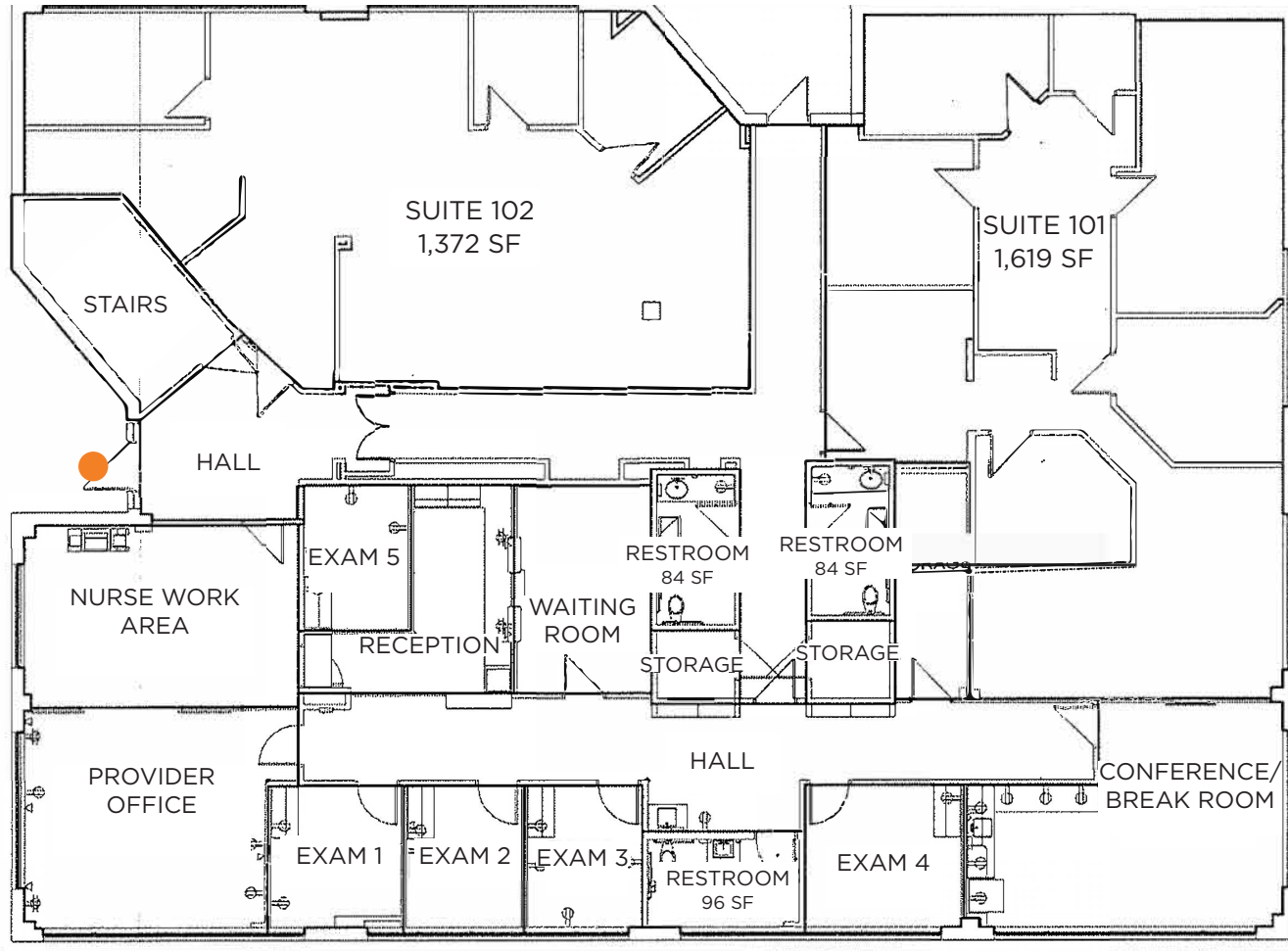
1st Floor

6,943 SF

● ENTRY

LANE4

OCCUPIED BY MEDICAL TENANT UNTIL 12.31.2026



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,544	97,542	263,728
Average HH Income	\$119,802	\$128,223	\$131,681
# of Businesses	656	6,360	15,967
# of Employees	8,966	88,693	215,929

