

2,393 - 6,417 SF
AVAILABLE

COLLEGE BLVD MEDICAL OFFICE

11755 W 112TH • OVERLAND PARK, KS



MONUMENT
SIGNAGE
AVAILABLE

FOR SALE

- 13,360 SF building | 0.82 AC
- Sale Price: \$2,738,000
- 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

- Up to 6,417 SF contiguous:
 - Suite 201: 2,414 SF
Former Medical/Dentist
 - Suite 202: 2,393 SF
Former Medical
 - Suite 203: 693 SF
2 Offices/Reception
 - Suite 204: 917 SF
4 Offices, Reception & Kitchenette



BUILDING HIGHLIGHTS

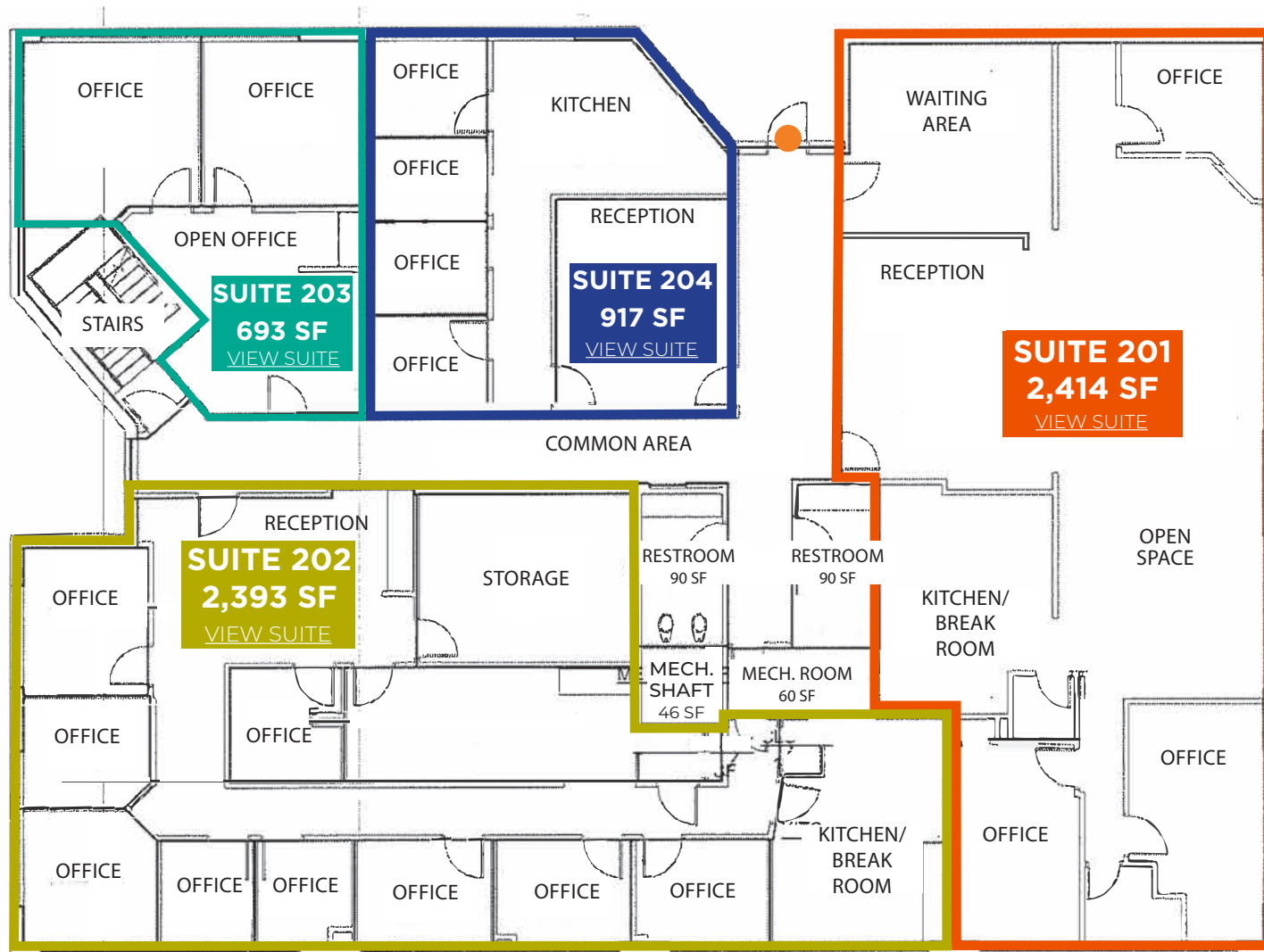
- Located along the College Blvd Corridor with a variety of restaurants and amenities
- Great access to Hwy-69 & I-435
- Dedicated parking lot with 60 stalls
 - Parking ratio: 4.49/1000

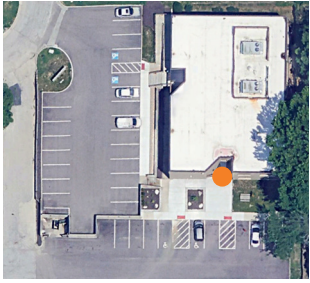


2nd Floor

693 - 6,417 SF

● ENTRY





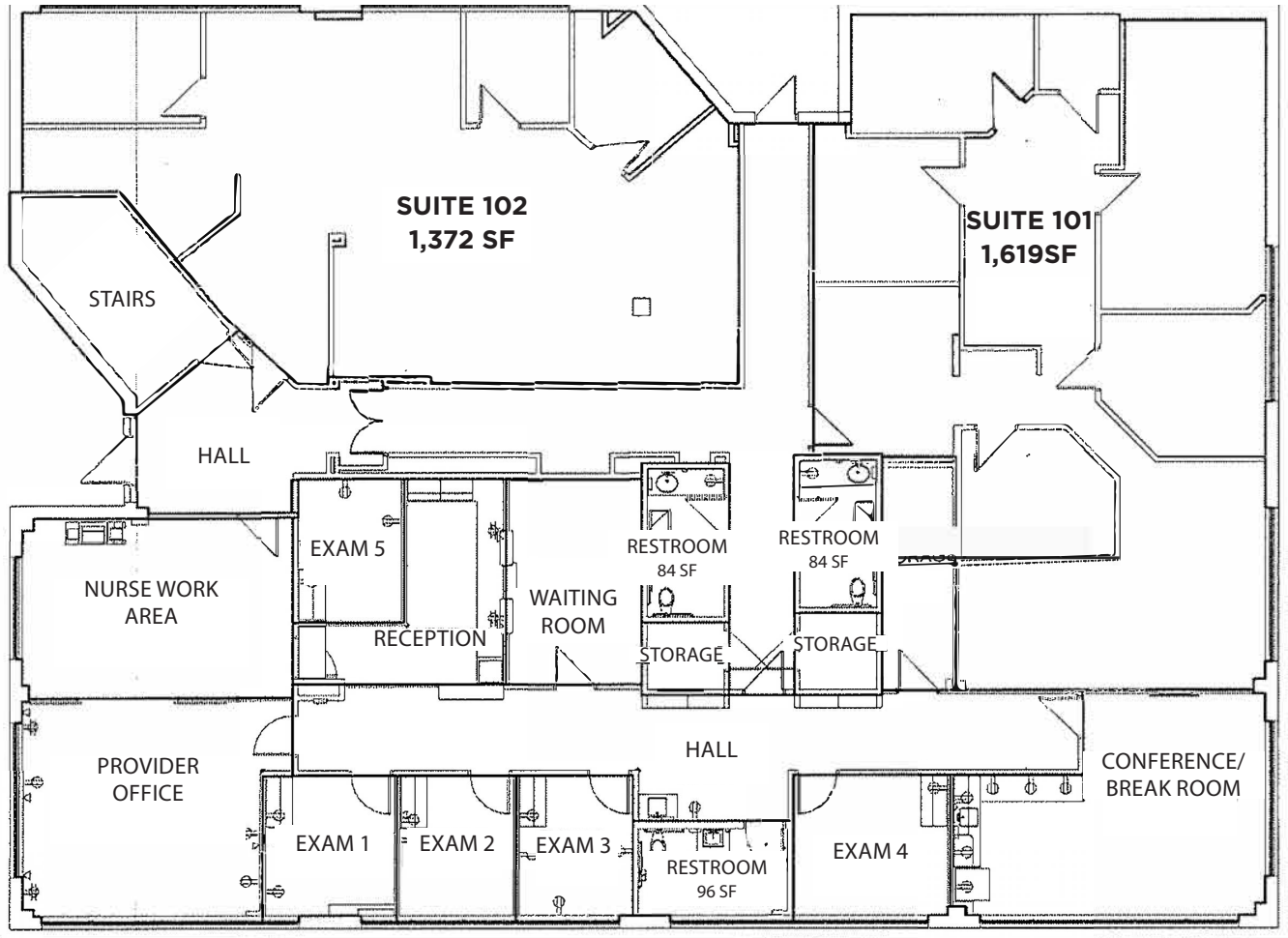
1st Floor

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

