

*For Sale -or- Lease*

# College Boulevard Medical Office

11755 W 112th St | Overland Park, KS



## FOR SALE

- 13,360 SF building | 0.82 AC
- Medical/office use; Owner-user opportunity
- 1st floor leased to full floor tenant through 7/31/28
- Zoning: CP-O Business Office
- TPO roof | 2021

## FOR LEASE

- Move-in ready medical office
- 6,417 SF contiguous:
  - Suite 201: 2,414 SF
  - Suite 202: 2,393 SF
  - Suite 203: 693 SF
  - Suite 204: 917 SF

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**LANE4**

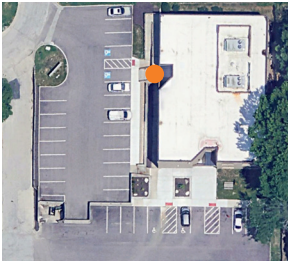
## BUILDING HIGHLIGHTS

- Located along the College Blvd Corridor with a variety of restaurants and amenities
- 6,417 SF for lease
- Great access to Hwy-69 & I-435
- Dedicated parking lot with 60 stalls
- Parking ratio: 4.49/1000



**Monument Signage Available**



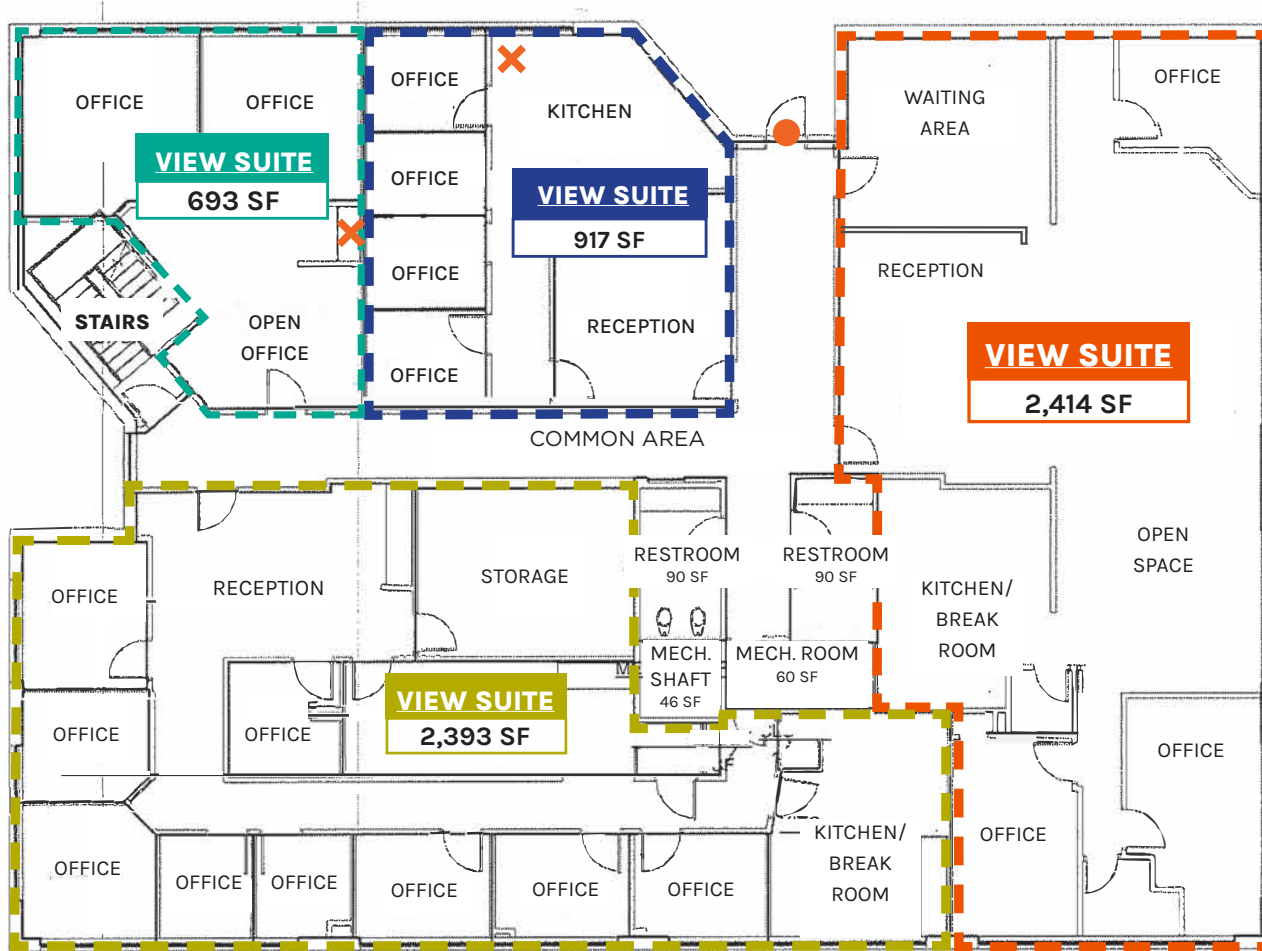


# 2<sup>nd</sup> Floor

6,417 SF FOR LEASE

● ENTRY

✕ SINK



**Demographics**    **1 MI.**    **3 MI.**    **5 MI.**

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



**OLATHE POINTE**

WHOLE FOODS MARKET    Marshalls    ULTA BEAUTY  
 HomeGoods

Bath Works    NATURAL GROCERS    Michaels  
 Where Creativity Happens

**Overland Park Regional Medical Center**

HCA MIDWEST HEALTH

THE UNIVERSITY OF KANSAS HEALTH SYSTEM

JOHNSON COUNTY COMMUNITY COLLEGE

**SITE**

**OAK PARK MALL**

NORDSTROM    macy's

Dillard's    BARNES & NOBLE    jcp

Eddie Bauer EST. 1920    SEPHORA

**95METCALF**

THE HOME DEPOT    LOWE'S

JACK STACK BARBECUE    WENDY'S

LONCHORN STEAKHOUSE    Andy's Frozen Custard

TEXAS PRODUCE

HCA HEALTH    College Park Family Care Center    JOHNSON COUNTY REHABILITATION HOSPITAL

Care with caring    Care with caring    REHABILITATION HOSPITAL AT OVERLAND PARK

Optimal Health CENTER

ELEMENT    KANSAS CITY KIDNEY SPECIALISTS    Legends OBGYN

H.O.P.E.    Par Exsalonce SALON & DAY SPA    X GEORGE KING BIO-MEDICAL, INC.

Faith Home Health & Hospice    excel COLLEGE CARE

**MMS** MIDWEST MEDICAL SPECIALISTS

**CMR** COLLECTIVE MEDICAL RESEARCH

**Advent Health**

DOUBLETREE BY HILTON

BEST BUY

KOHL'S

Walmart

WHOLE FOODS MARKET

TARGET

COSTCO WHOLESALE

SE RV

SHAMROCK TRADING CORPORATION

Sam's CLUB

Academy SPORTS + OUTDOORS

TARGET

HyVee EMPLOYEE OWNED

