

For Sale -or- Lease

College Boulevard Medical Office

11755 W 112th St | Overland Park, KS



FOR SALE

- Sale Price: \$2,350,000
- 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

ADAM ABRAMS, CCIM

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LANE4

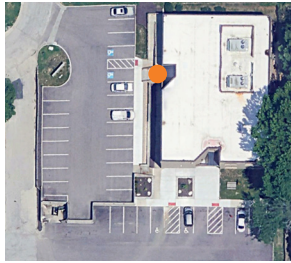
BUILDING HIGHLIGHTS

- 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

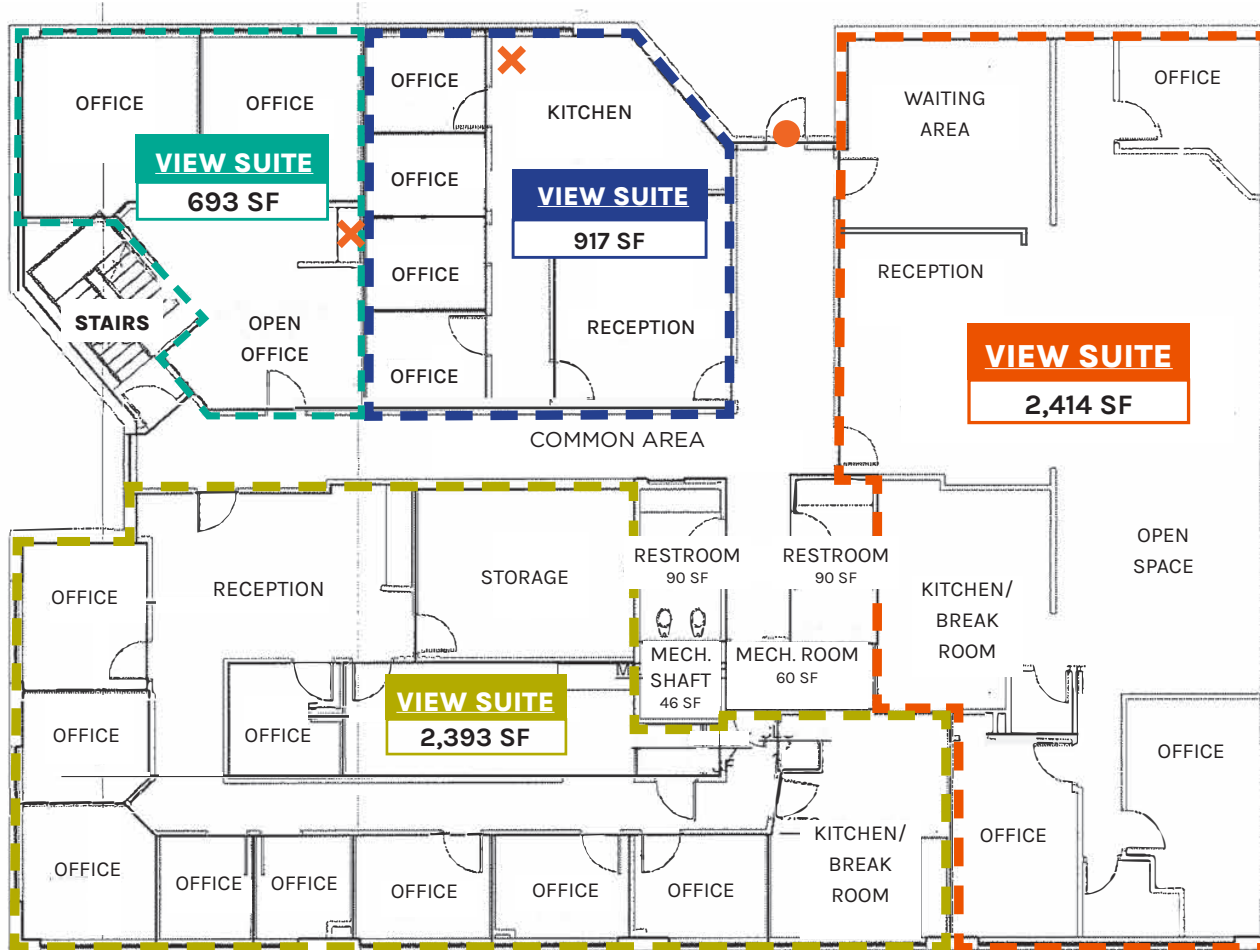




2nd Floor

6,417 SF FOR LEASE

● ENTRY
X 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

