

First Floor Medical for Lease

Medical Office

8550 MARSHALL DR | LENEXA, KS

1,421 - 4,656 SF

UNDER NEW OWNERSHIP | RENOVATIONS COMPLETED



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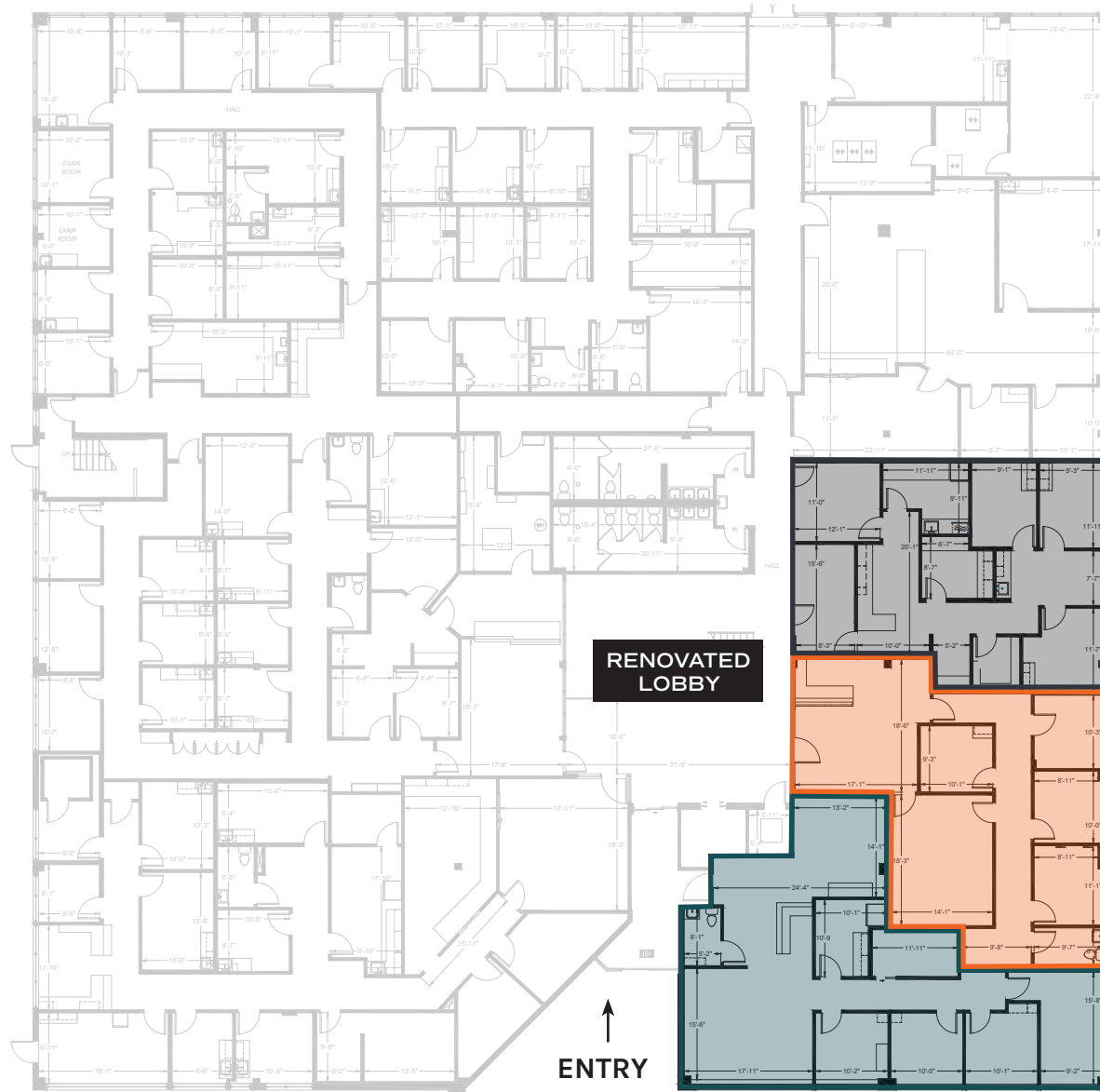
LANE4

Property Highlights

- Move-in ready medical spaces located on the first floor, directly off lobby
 - Suite 105: 1,753 SF
 - Suite 110: 1,421 SF
 - Suite 120: 1,482 SF
 Contiguous to 4,656 SF
- Established medical building with primary care, occupational medicine, and physical therapy
- Well-capitalized ownership offering competitive tenant improvement packages
- Common area renovations including a modern lobby and fully updated restrooms
- Outstanding visibility from I-35 with 162,780 CPD
- Freeway monument signage opportunities available subject to size and availability

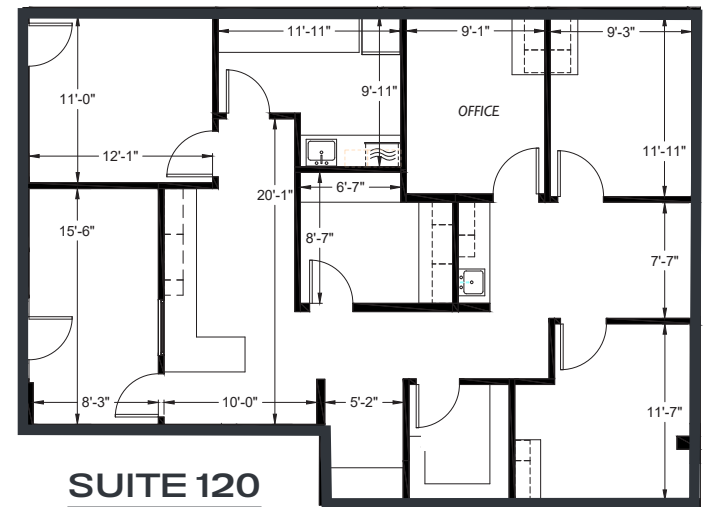
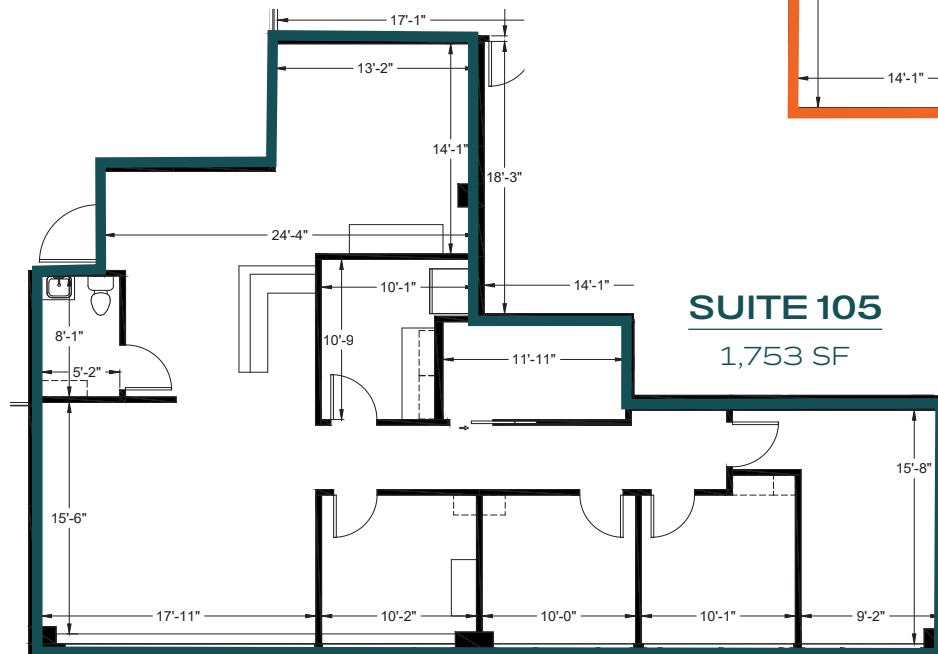
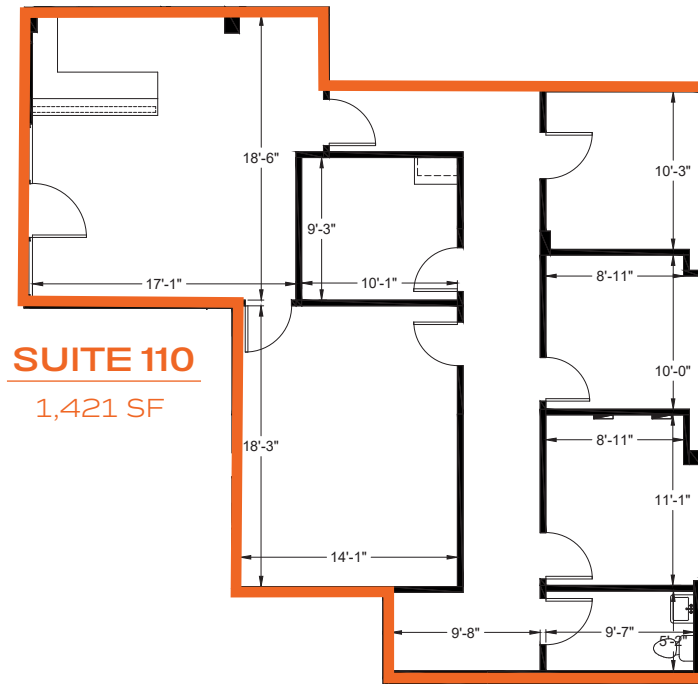


Demographics	10 Min	12 Min	15 Min
Daytime Population	150,282	266,651	465,777
Senior Population	21,911	37,080	73,515
Med. HH Income	\$89,918	\$91,191	\$95,686
Households	50,999	84,993	164,609



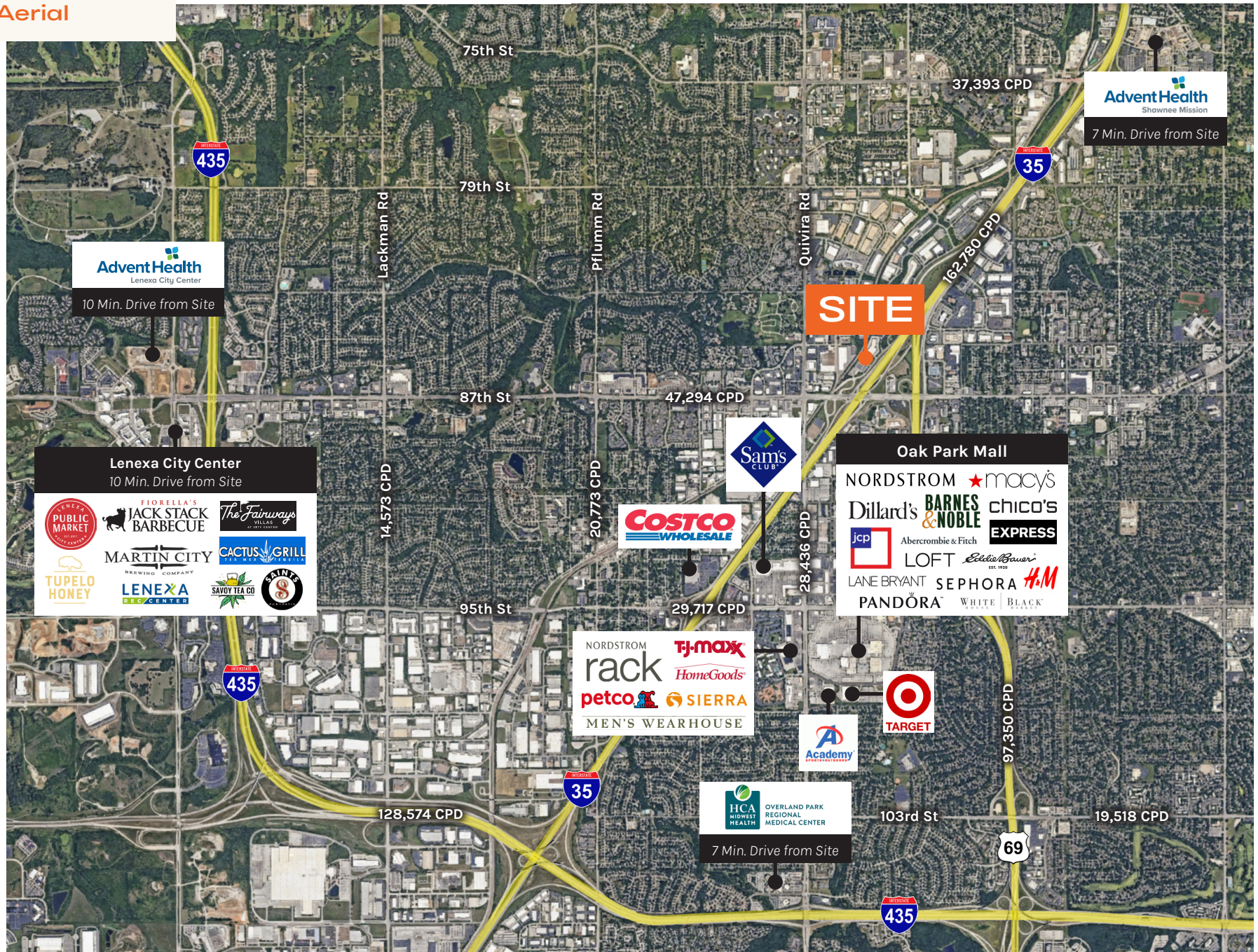
First Floor





Floor Plans





Hospital Drive Time

