First Floor Medical for Lease

Medical Office

8550 MARSHALL DR | LENEXA, KS

1,421 - 3,174 SF

UNDER NEW OWNERSHIP | RENOVATIONS COMPLETED



ADAM ABRAMS, CCIM
816.268.7565 | aabrams@lane4group.com

MIKE LEVITAN
816.268.9109 | mlevitan@lane4group.com

LANE4

Property Highlights

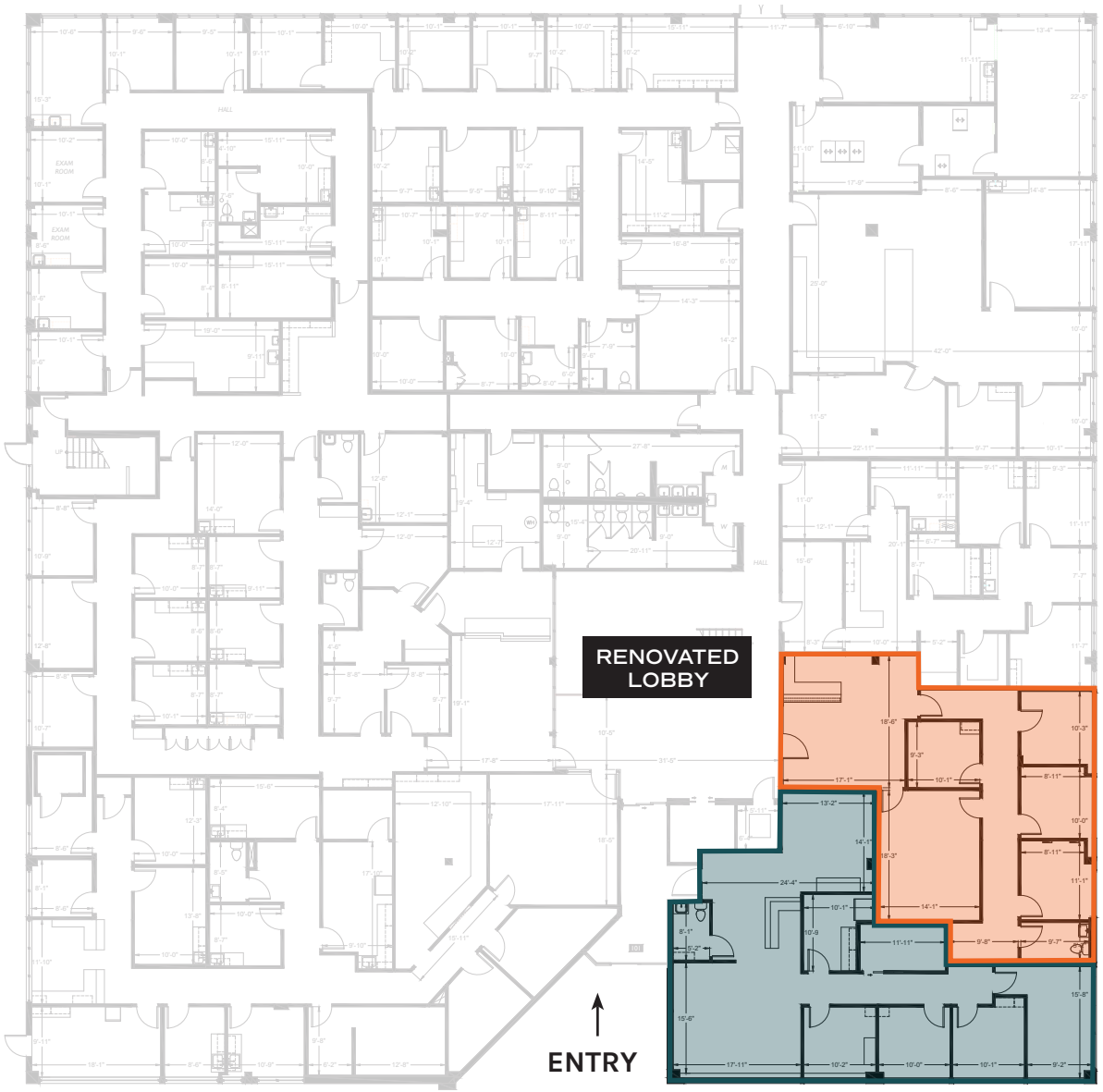
- Move-in ready medical spaces located on the first floor, directly off lobby
  - Suite 105: 1,753 SF
  - Suite 110: 1,421 SF

  Contiguous to 3,174 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



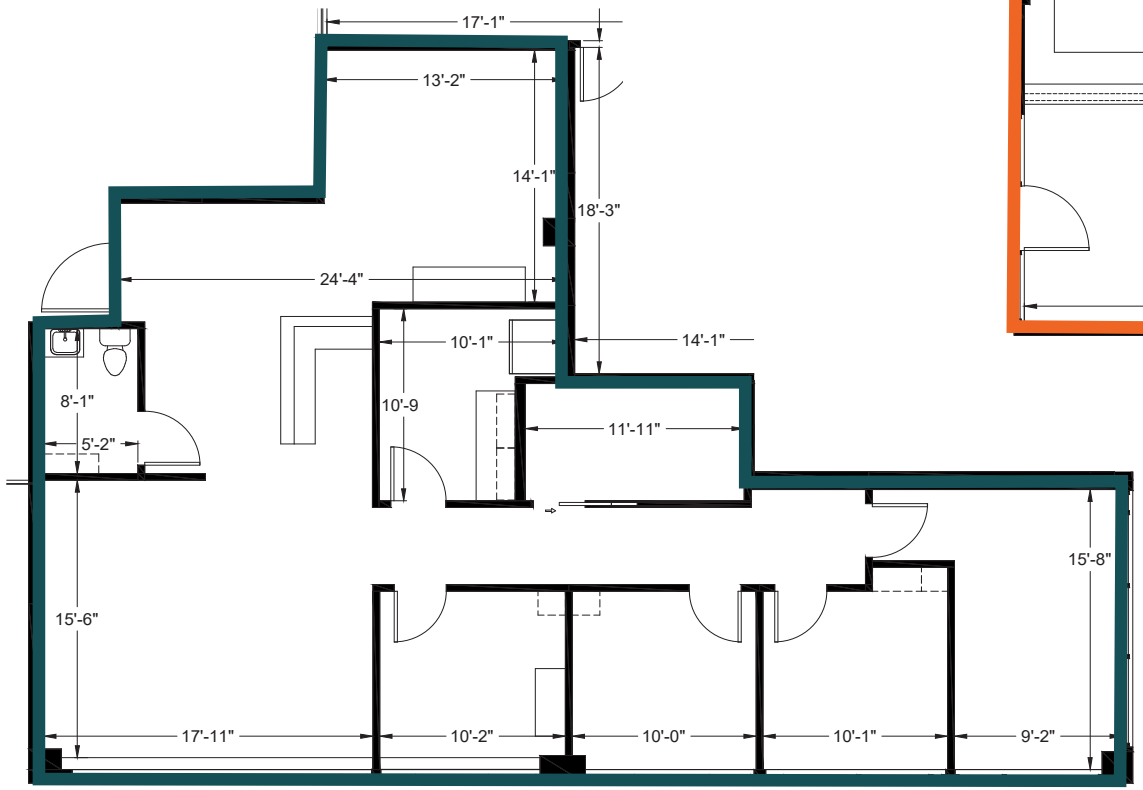




SUITE 110
1,421 SF

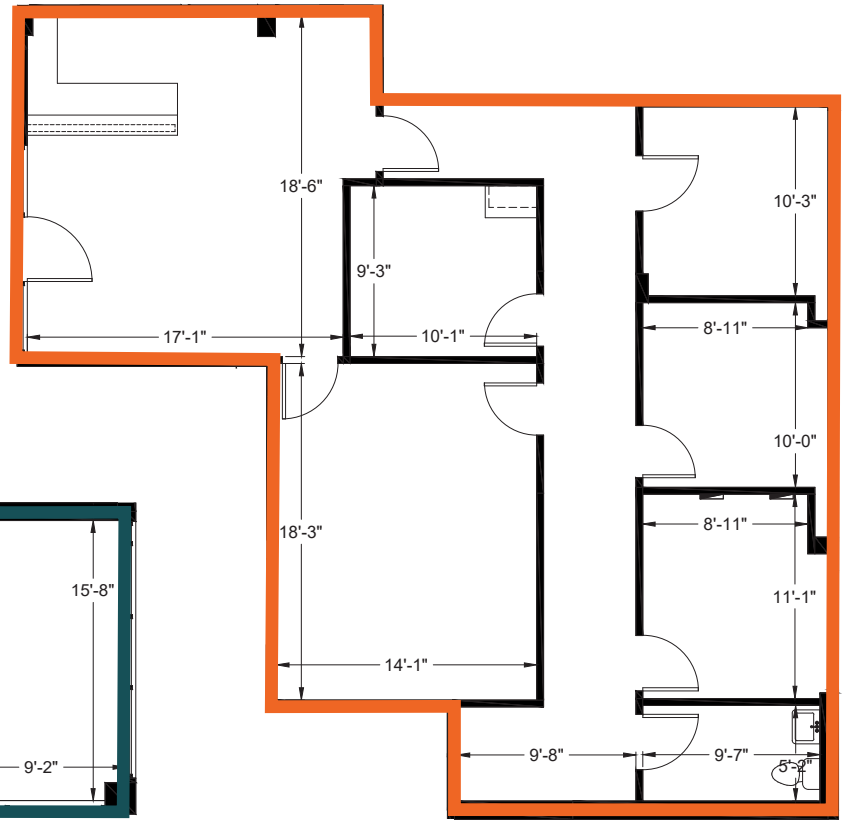
SUITE 105
1,753 SF

First Floor



SUITE 105

1,753 SF



SUITE 110

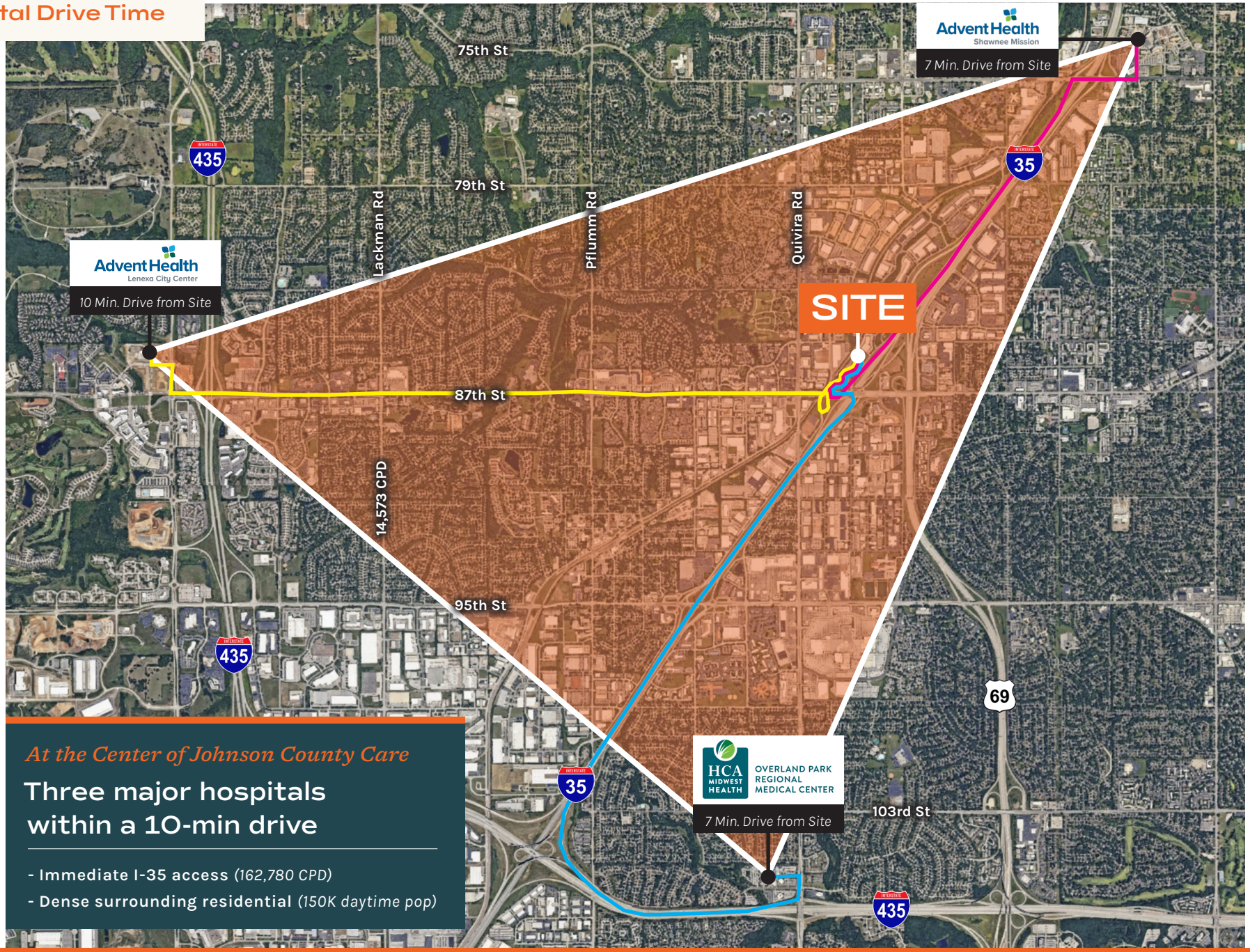
1,421 SF

Floor Plans

Aerial


75th St
79th St
87th St
95th St
103rd St
Lackman Rd
Pflumm Rd
Quivira Rd
435
35
69
AdventHealth
Lenexa City Center
10 Min. Drive from Site
AdventHealth
Shawnee Mission
7 Min. Drive from Site
SITE
37,393 CPD
162,780 CPD
47,294 CPD
14,573 CPD
20,773 CPD
28,436 CPD
29,717 CPD
97,350 CPD
128,574 CPD
19,518 CPD
Lenexa City Center
10 Min. Drive from Site
Oak Park Mall
Sam's Club
COSTCO WHOLESALE
NORDSTROM rack
TJ.maxx
HomeGoods
petco
SIERRA
MEN'S WEARHOUSE
TARGET
Academy
HCA MIDWEST HEALTH
OVERLAND PARK REGIONAL MEDICAL CENTER
7 Min. Drive from Site

Hospital Drive Time



At the Center of Johnson County Care

Three major hospitals within a 10-min drive

- Immediate I-35 access *(162,780 CPD)*
- Dense surrounding residential *(150K daytime pop)*