

First Floor Medical for Lease

Medical Office

8550 MARSHALL DR | LENEXA, KS

1,310-4,484 SF

UNDER NEW OWNERSHIP | RENOVATIONS



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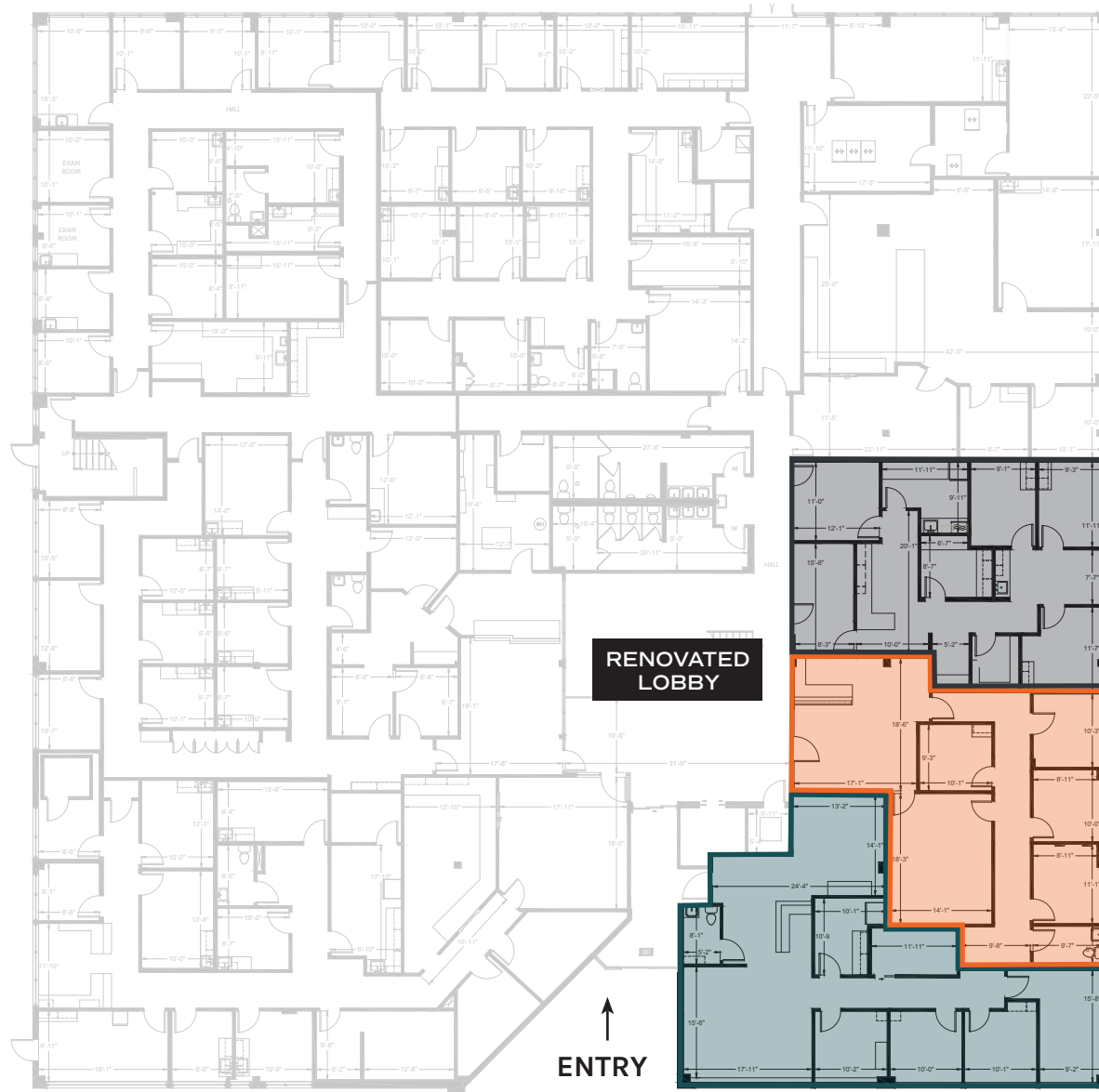
LANE4

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: 1,310 SF
 Contiguous to 4,484 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
 - Underway (Completion: September 2026)
- 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 120

1,310 SF

SUITE 110

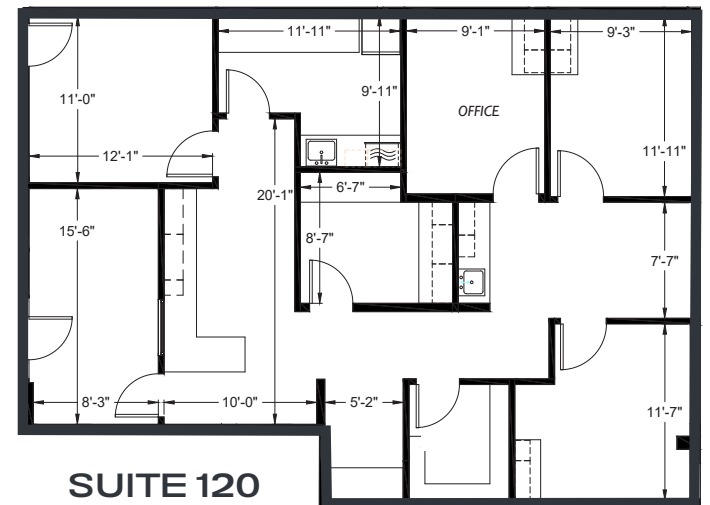
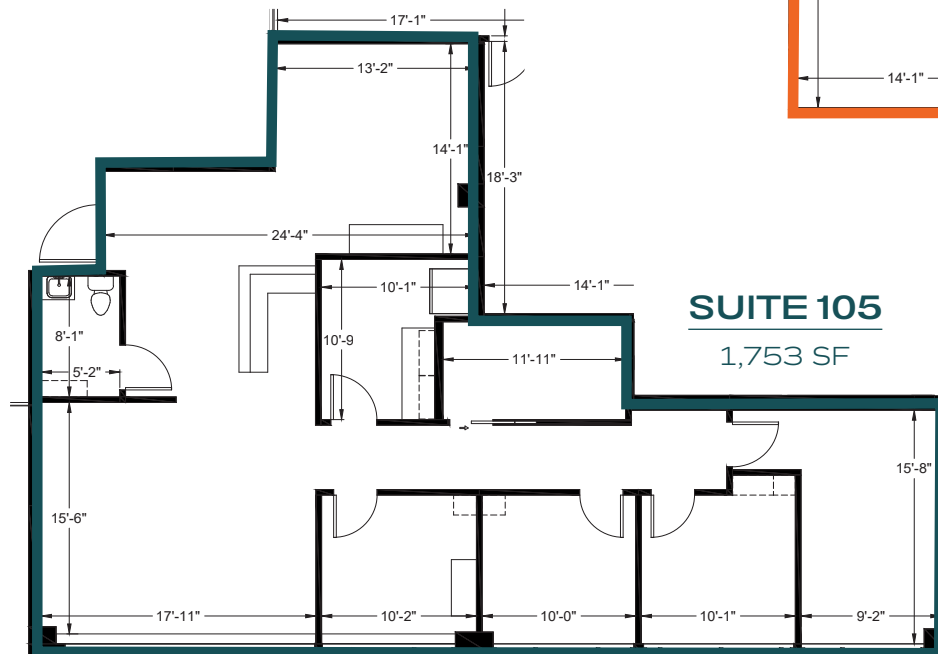
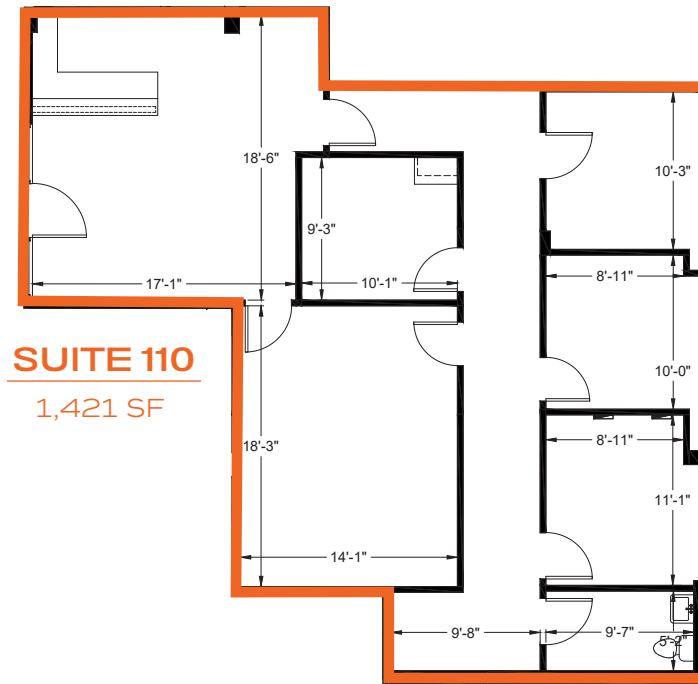
1,421 SF

SUITE 105

1,753 SF

First Floor

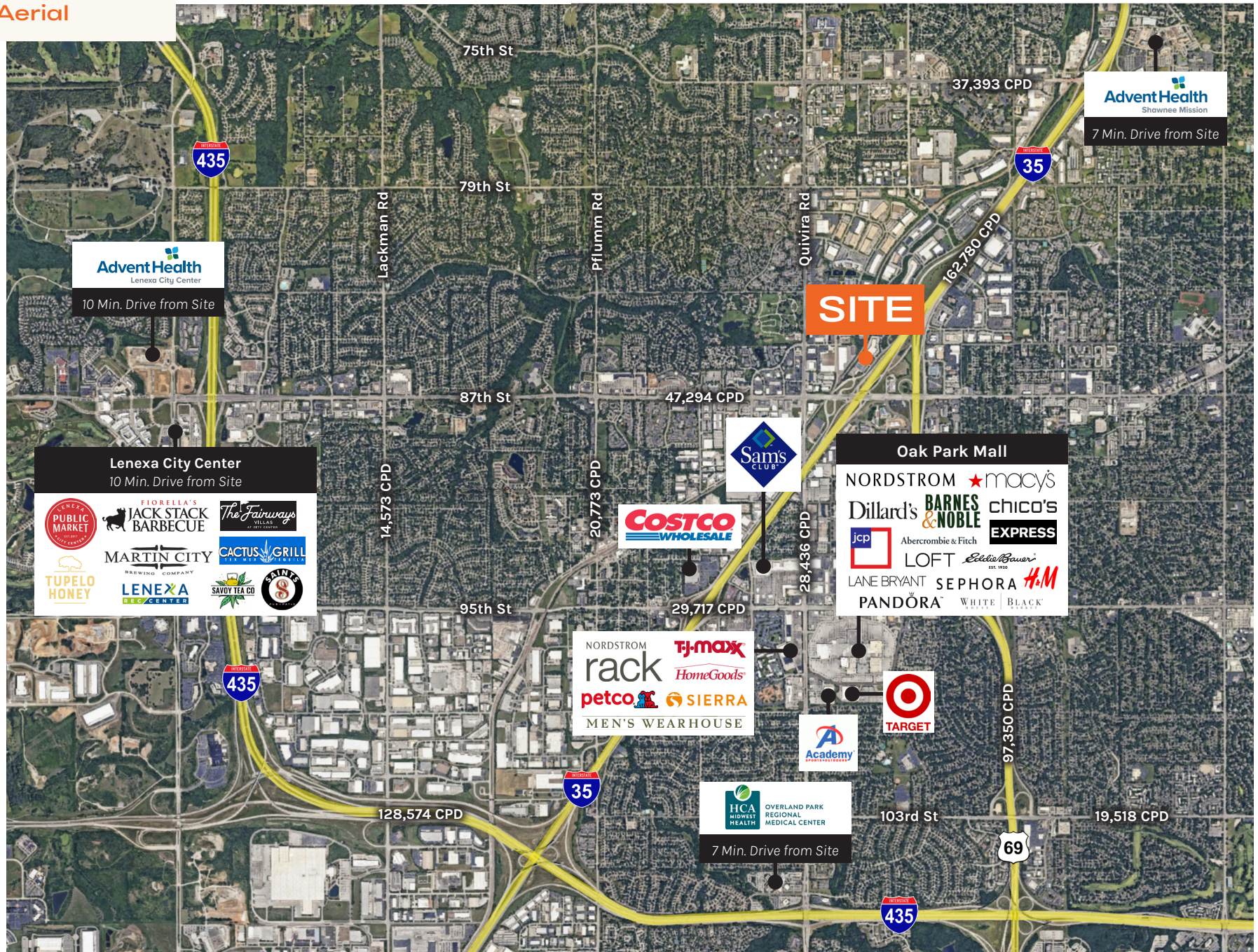




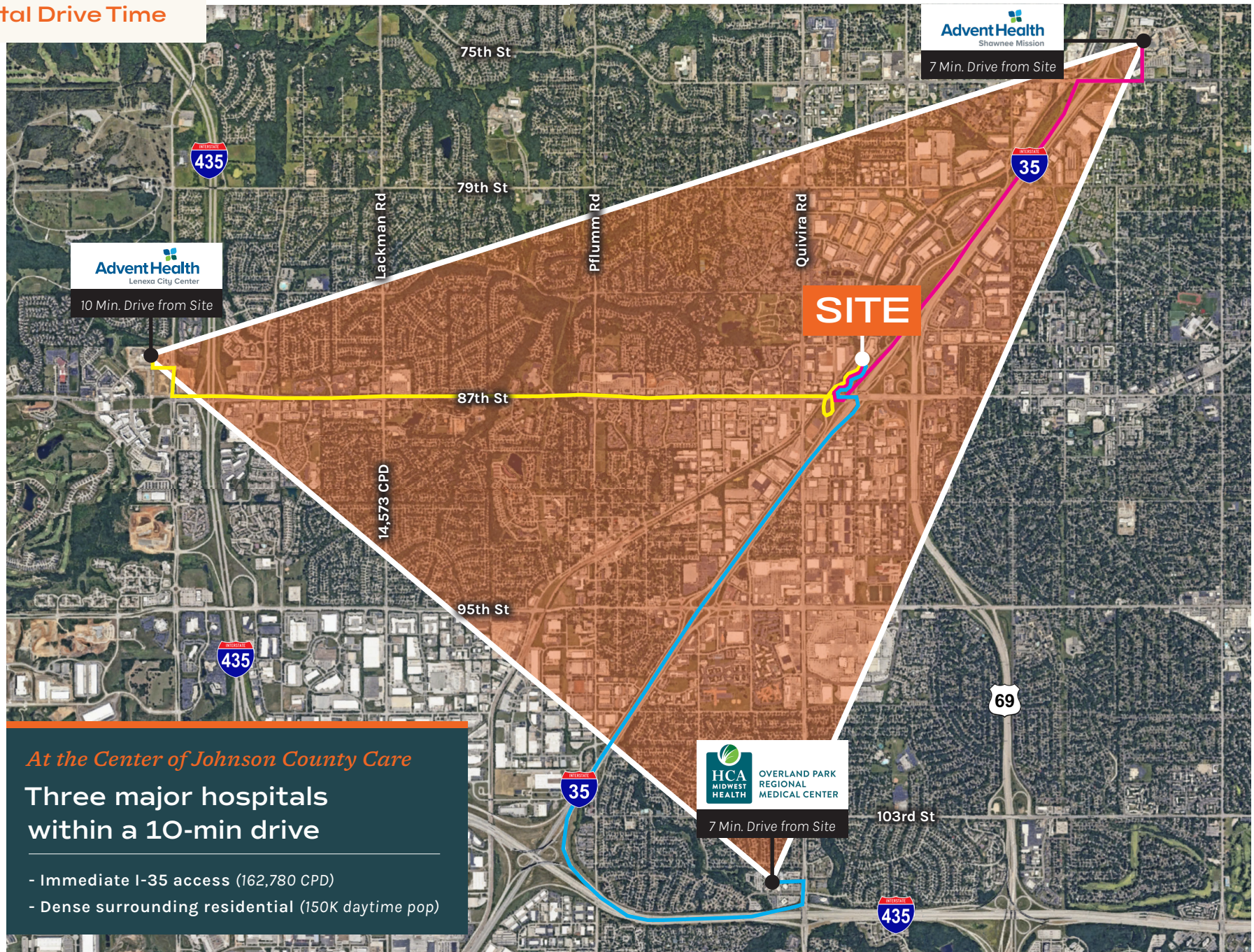
Floor Plans



Aerial



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)