



# Roe Medical Centre II

## Medical Building

SWQ of I-435 and Roe Avenue, Overland Park, Kansas

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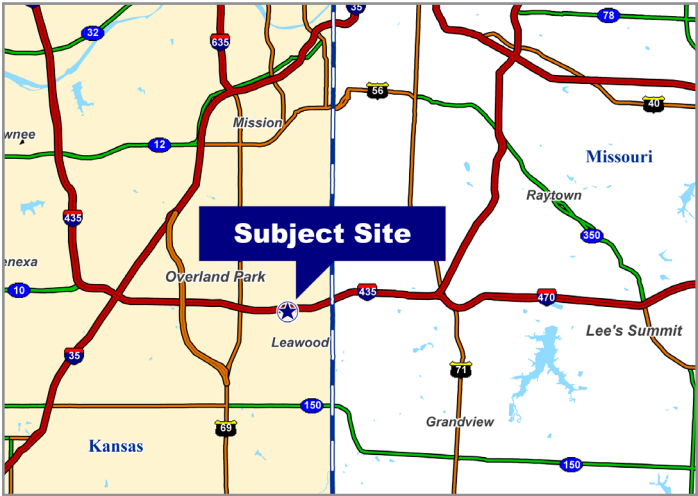
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# I.

## Executive Summary

## Building Summary

<b>Property</b>	Roe Medical Centre SWQ of I-435 and Roe Avenue Overland Park, KS
<b>Location</b>	<p>The proposed project is in the SWQ of I-435 and Roe Avenue in Overland Park, KS. The project has been situated on the site to provide excellent visibility to Interstate 435. The parcel has tremendous access to Interstate 435 via a full interchange at Roe Avenue east of the site, and Nall Avenue west of the site.</p> <p>This highly visible site is one of the last remaining vacant office development parcels within the entire Interstate 435 corridor and due to its excellent visibility and accessibility, is one of the most unique headquarter sites available in all of Metropolitan Kansas City.</p>
<b>Building Data</b>	Gross Rentable: 107,884 sf Net Rentable Area: 103,638 sf
<b>Site</b>	Aprox. 3.92 acres
<b>Height</b>	Four stories
<b>Developer</b>	Block Development Company, Inc.
<b>Description</b>	<p>The Roe Medical Centre II - Medical Office Building will be designed by HOK Architects and developed by Block Development Company, Inc. This facility will be comprised of precast, brick inlays, and reflective glass. The proposed project is in the SWQ of I-435 and Roe Avenue in Overland Park, Kansas. The project has been situated on the site to provide excellent visibility to Interstate 435. The parcel has tremendous access to Interstate 435 via a full interchange at Roe Avenue east of the site, and Nall Avenue west of the site.</p> <p>This highly visible site is one of the last remaining vacant office development parcels within the entire Interstate 435 corridor and due to its excellent visibility and accessibility, is one of the most unique headquarter sites available in all of Metropolitan Kansas City.</p>
<b>Tenancy</b>	The building is currently planned for multi-tenant medical office occupancy and will be marketed to attract medical office desiring quality, state of the art suburban office facilities.
<b>Parking</b>	The building will consist of 500 stalls of parking including 71 below building stalls, 291 spaces of structural parking, and 138 parking space of surface parking.



**Kansas City Overview**

Located at the confluence of the Kansas and Missouri Rivers on the Midwestern Plains, Kansas City is the only major city located within 250 miles of both the geographic and population centers of the United States. Kansas City is a hub for transportation with its superior national highway access, extensive highway infrastructure, its rank as the nation's second largest rail center, and its barge facilities and air-freight capabilities. Major employers in the metro area are concentrated in Telecommunications (T-Mobile, AT&T, Embarq Corp.), Technology (Cerner Corp., DST Systems), Auto manufacturing (Ford Motor Co., General Motors), and Healthcare (HCA Midwest Health System, Saint Luke's Health System, Children's Mercy Hospitals & Clinics).

**Suburban Office Market**

As of the second quarter of 2021, the Kansas City office market inventory consisted of 128 million square feet, spread across 5,110 buildings. Occupancy in the Kansas City office market stood at 91.4% as of June 2021, while the average quoted rental rate was \$20.93. Total absorption in the past 12 months was negative 1,218,079 square feet while there was 768,681 square feet under construction. The project will be located within the South Johnson County Submarket, which accounted for 9.1 million square-feet of the market's total inventory. Additionally, the South Johnson County Submarket had an average quoted rate of \$21.05 across all classes, which was higher than the overall market's average rental rate of \$20.93.

## II. Property Description

## Building Profile

**Building Address** I-435 and Roe Avenue, Overland Park, Kansas

**Building Description** The proposed project is in the SWQ of I-435 and Roe Avenue in Overland Park, Kansas. The project has been situated on the site to provide excellent visibility to Interstate 435. The parcel has tremendous access to Interstate 435 via a full interchange at Roe Avenue east of the site, and Nall Avenue west of the site. This highly visible site is one of the last remaining vacant office development parcels within the entire Interstate 435 corridor and due to its excellent visibility and accessibility, is one of the most unique headquarter sites available in all of Metropolitan Kansas City.

**Land Area** Approx. 8.8 acres

Area Measurements	Floor	Rentable Square Feet
	1st Floor	25,827
	2nd Floor	25,937
	3rd Floor	25,937
	4th Floor	<u>25,937</u>
		103,638 rsf

<b>On Site Parking</b>	Structural Parking	291
	Below Building Parking	71
	Surface Parking	<u>138</u>
		500

**Elevators** The building will feature three (3) high speed MRL traction elevators designed to a speed of 350 fpm.

**Roof** The roof will be mechanically fastened 60mil, white TPO membrane system with an insulating value of R-20.

**HVAC** The building will be climate controlled by rooftop mounted units distributed by a variable air volume system. The roof top units will include energy recovery wheels for efficiency.

A direct digital control (DDC), HVAC system will be installed in the buildings to provide multiple zones per floor. An energy management system will also be installed to insure energy efficiency.

**Fire Management** The building will be completely sprinklered and monitored off-site 24 hrs. per day.

**Telecommunications** Multiple high-speed voice & data services, as well as choice of fiber optic and wireless communication carriers will be provided.

**Hours of Operation** Monday – Friday 7:00 a.m. – 7:00 p.m.  
Saturday: 8:00 a.m. – 1:00 p.m.  
Sunday and Holidays Closed

<b>Security</b>	The building entrances will have a computer integrated security system, with 24-hour card access.
<b>Utilities</b>	Electricity – Evergy Water – Johnson County District #1 Gas – Kansas Gas Service Sewer – Johnson County Wastewater
<b>Electrical System</b>	The building will provide 480/277 volt, 7,500 amp service.
<b>Lobby &amp; Common Area</b>	Current improvement plans will include granite floors, wood paneled walls, and a 13½'-15½' clear ceiling height.
<b>Landscaping</b>	The complex will be generously landscaped with flowers, shrubs, trees and landscaped sodded areas. The property will have a complete underground irrigation system to serve all landscaped areas.
<b>Zoning</b>	CP-O
<b>Amenities</b>	The building will have a convenient location with access to hotels, restaurants, day care, banking, and retail services nearby.



Photos of Roe Medical Centre I

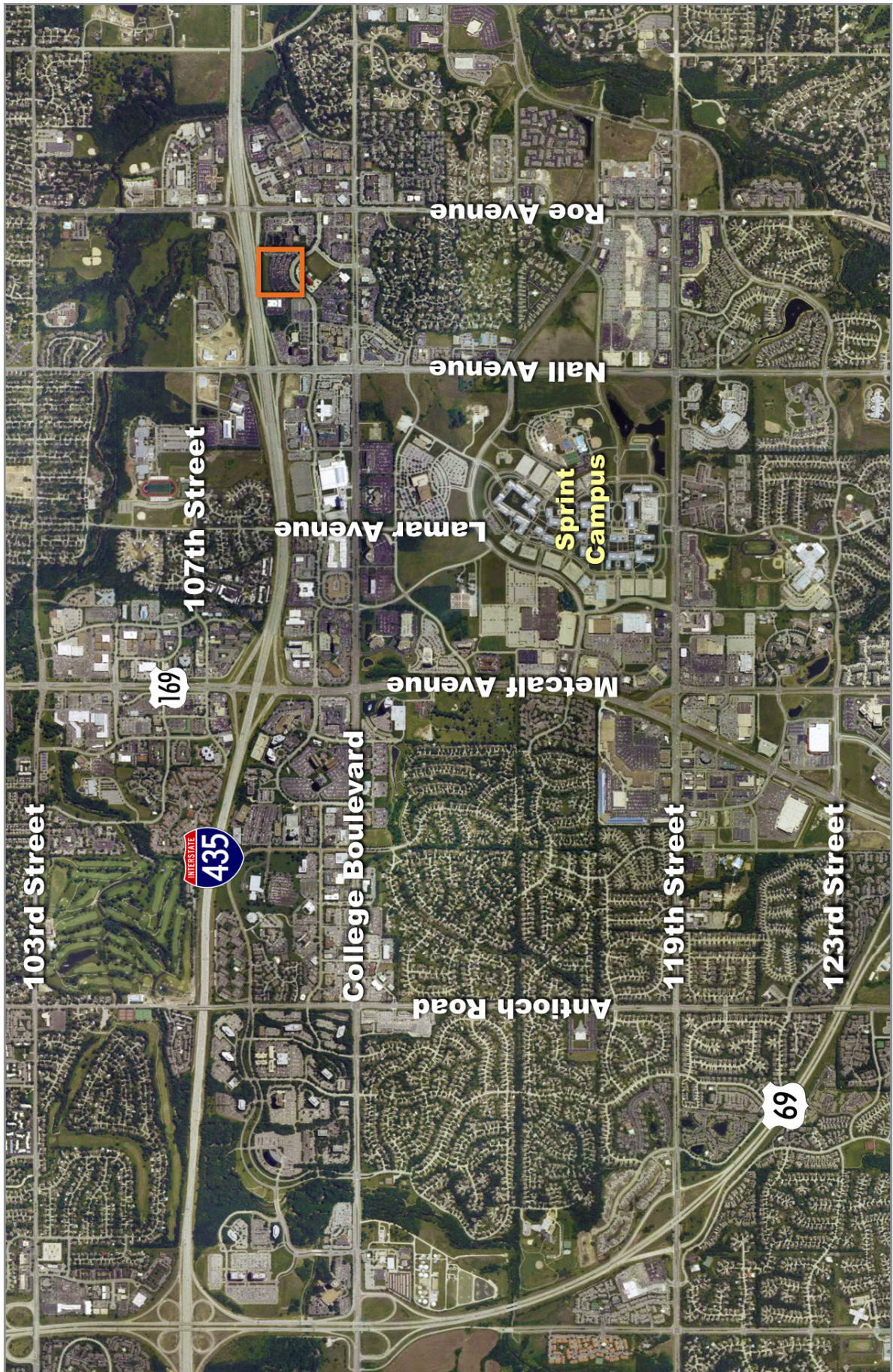




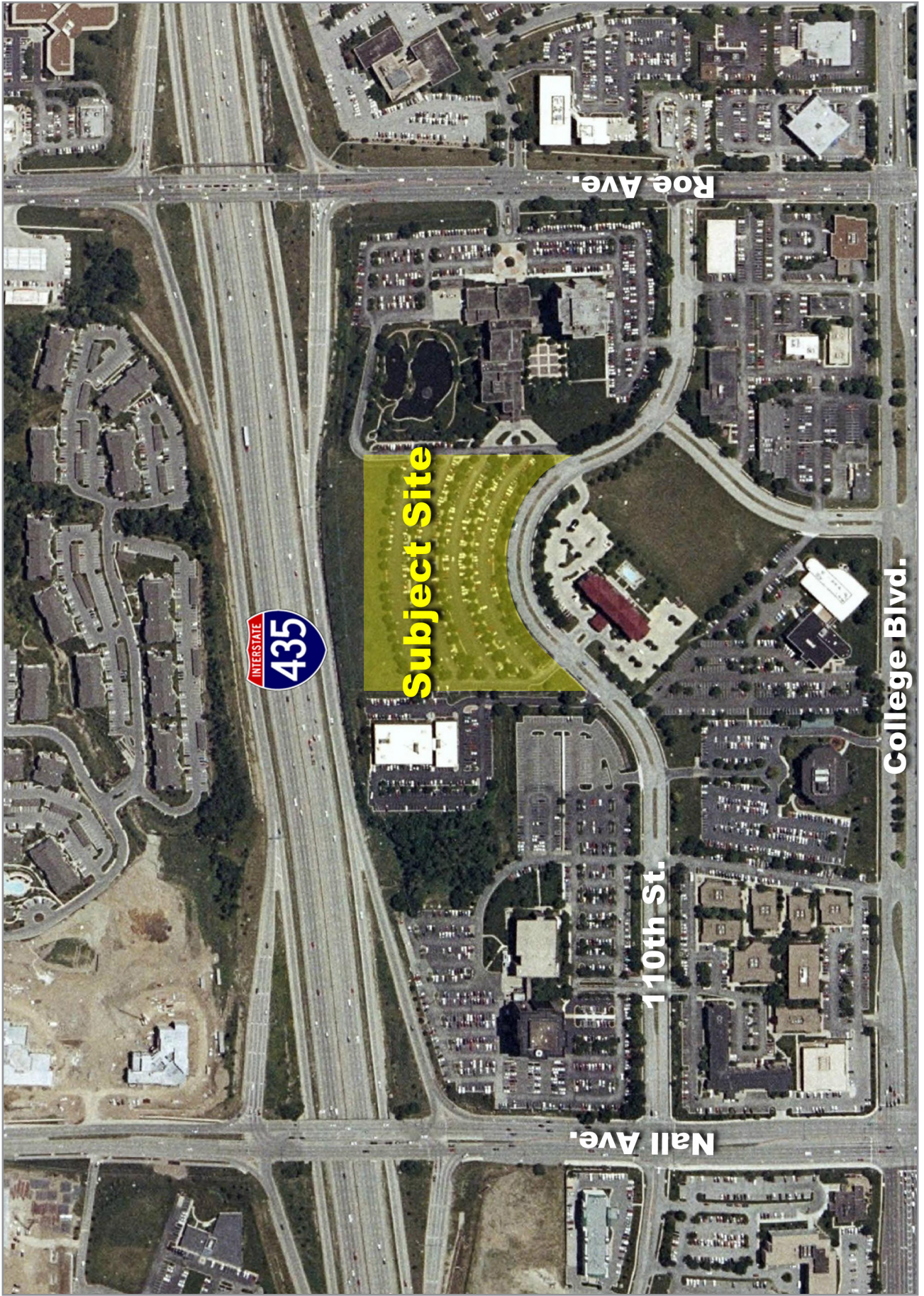
## Photos of Roe Medical Centre I









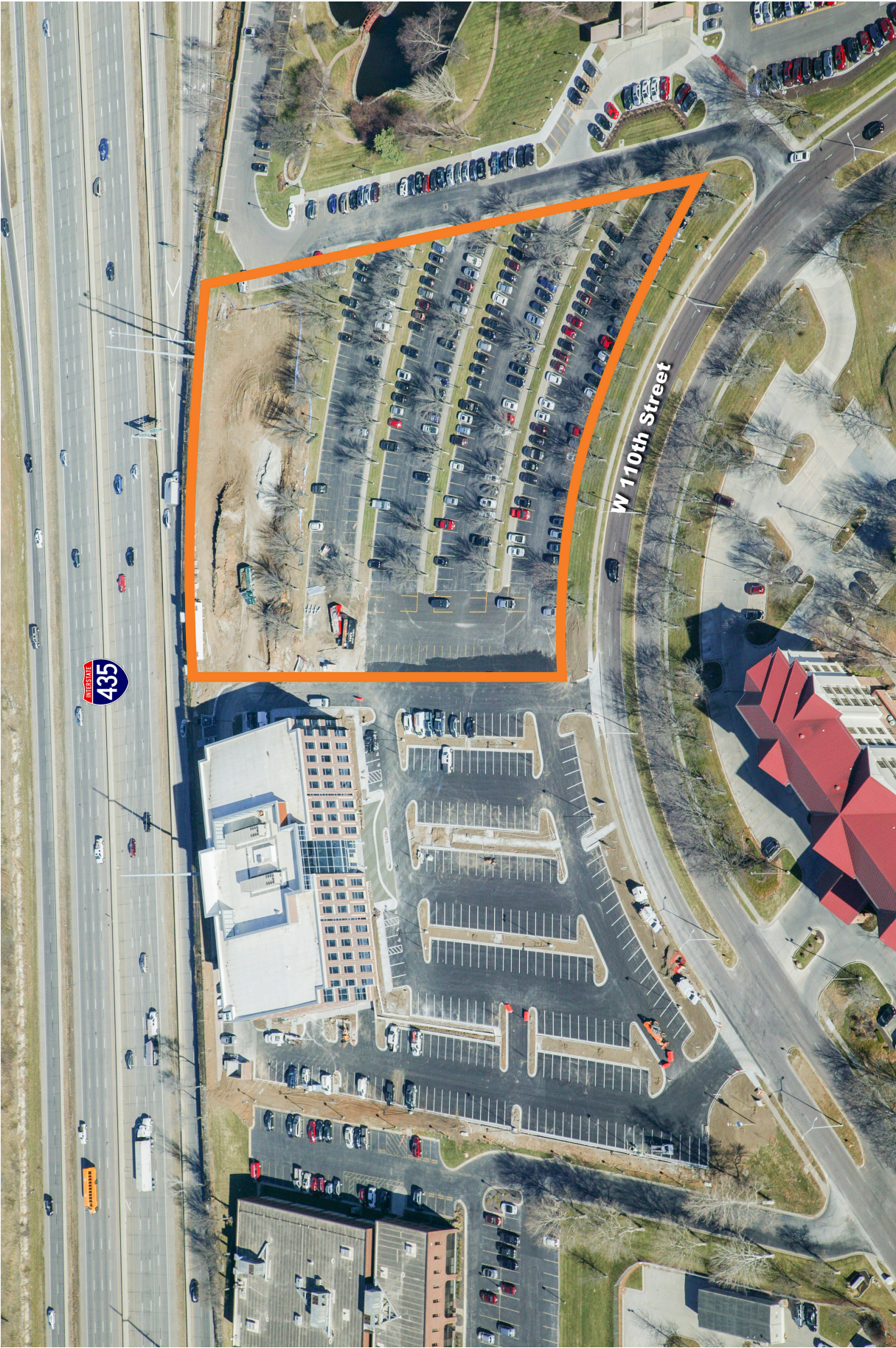




Site Plan





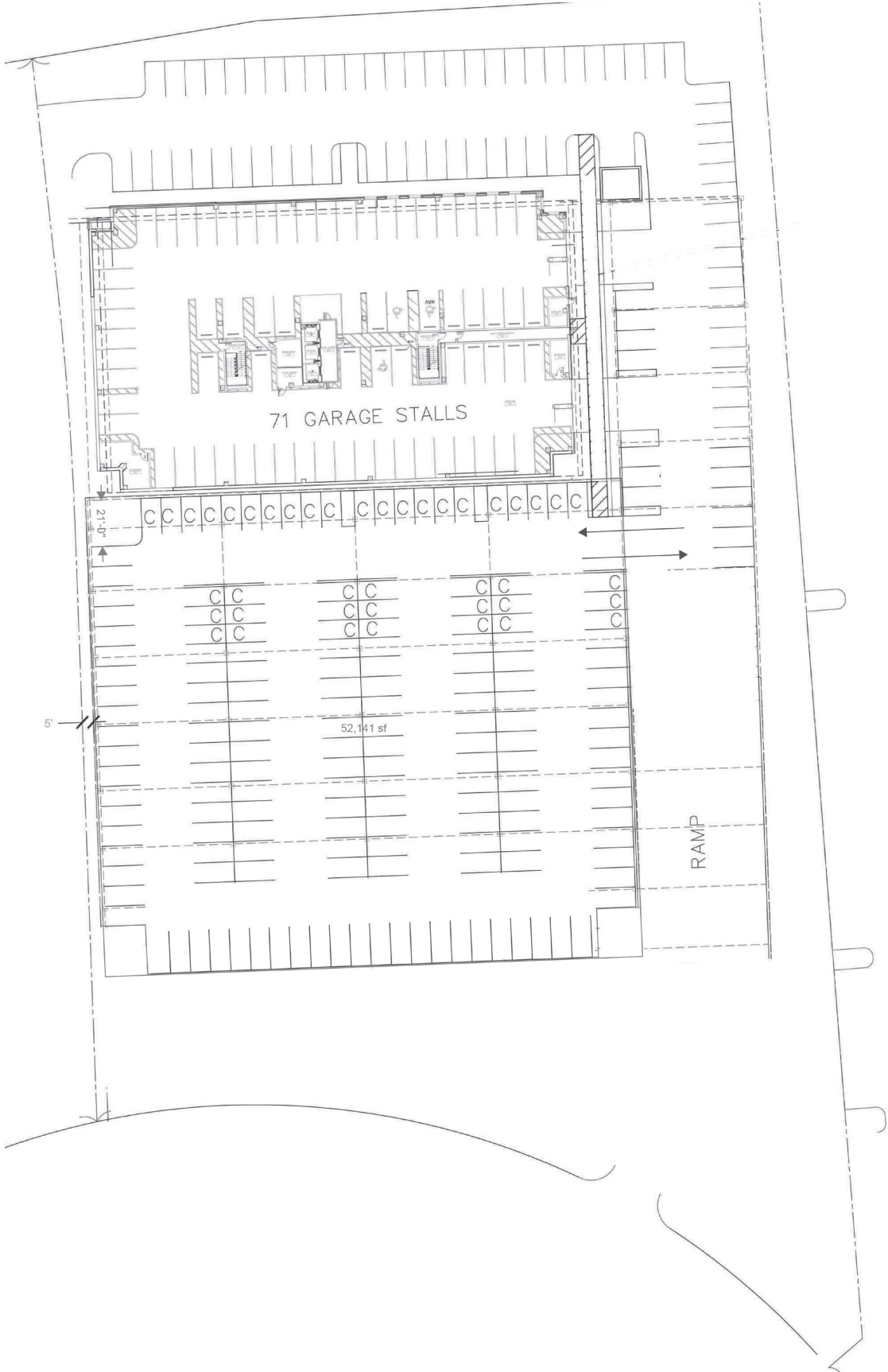




### III.

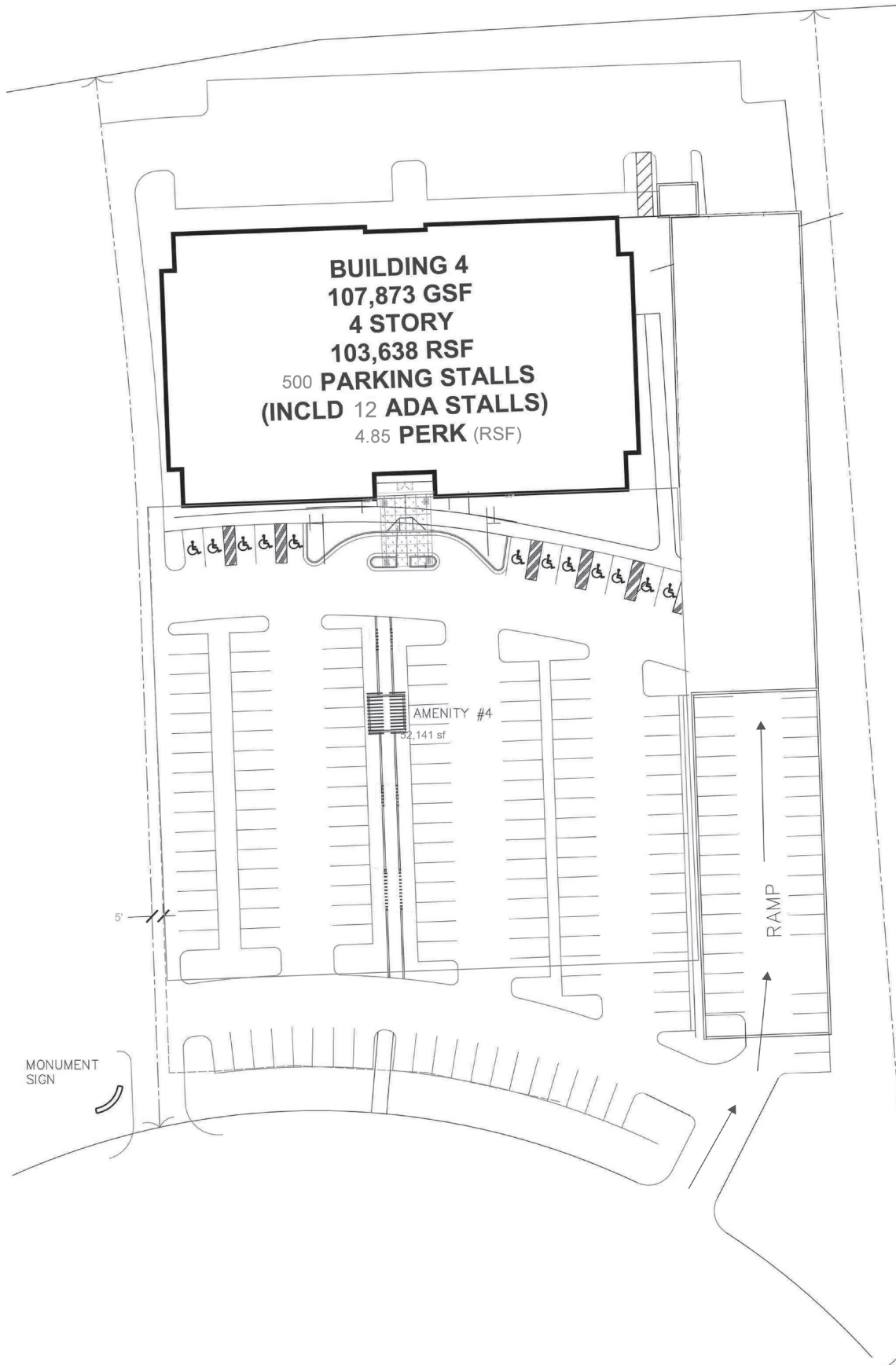
## Floor Plans

Floor Plan - Parking Lower Level

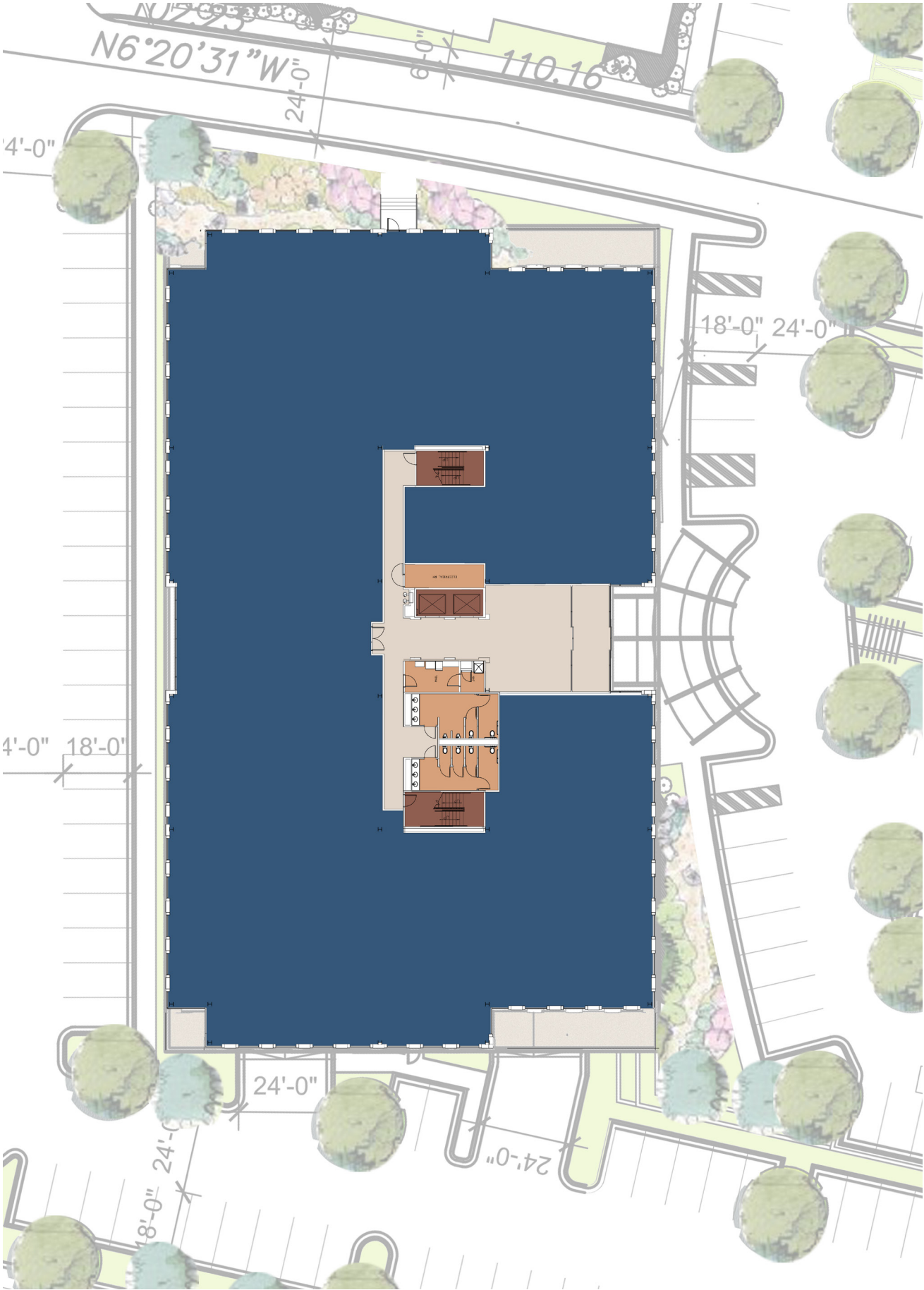




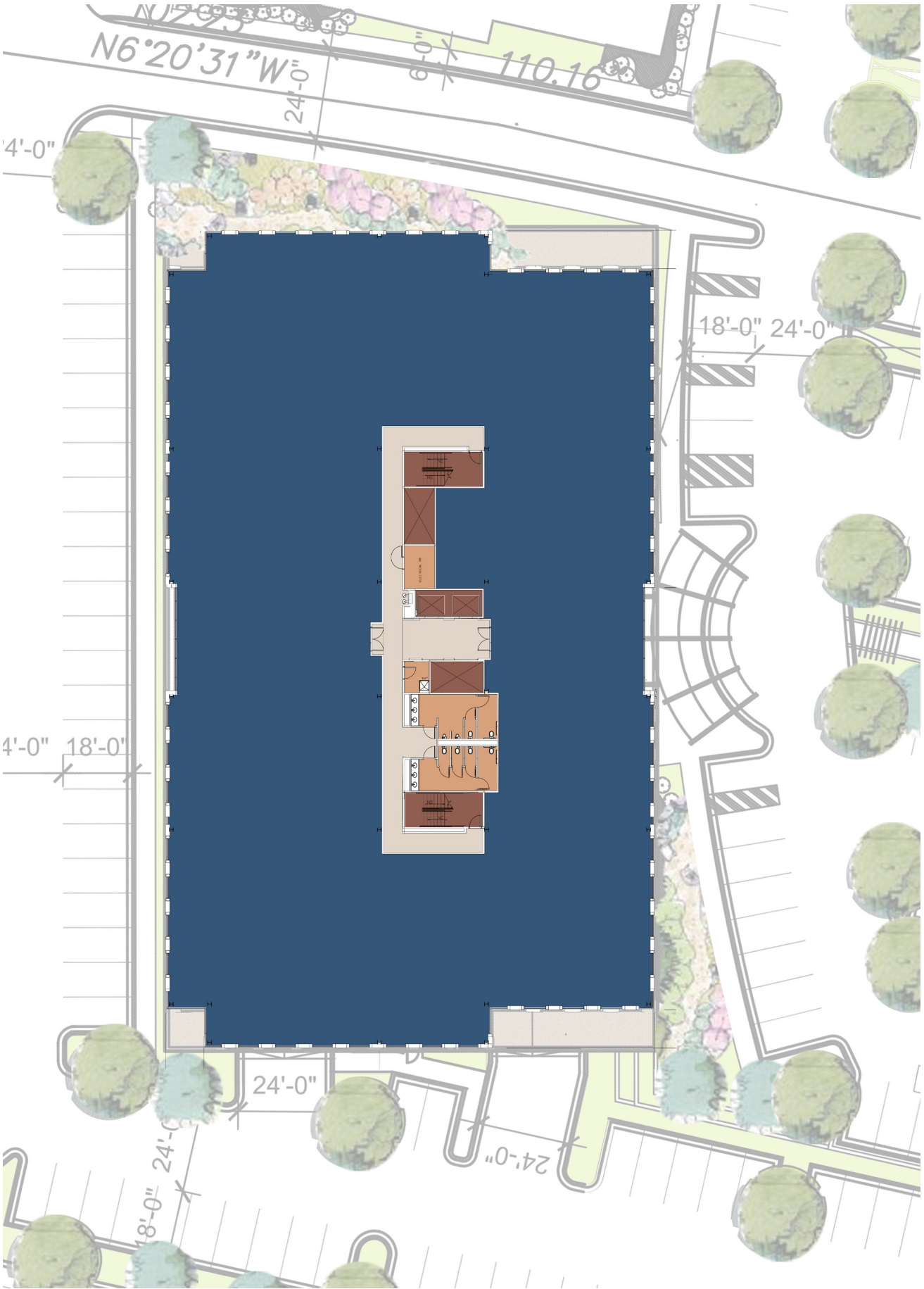
## Floor Plan - Parking Ground Level



Floor Plan - First Floor



Floor Plan - Second through Fourth Floor







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