

Ideal Medical Location along Interstate 435



Corporate Medical Plaza I - 1st Floor Vacancy

- 2,872 SF in the newest building within the campus
- First floor vacancy
- Prime location in the medical corridor
- Close proximity to numerous retail and dining amenities
- Class A lobbies and common areas, with state-of-the-art building and safety systems

For more information:

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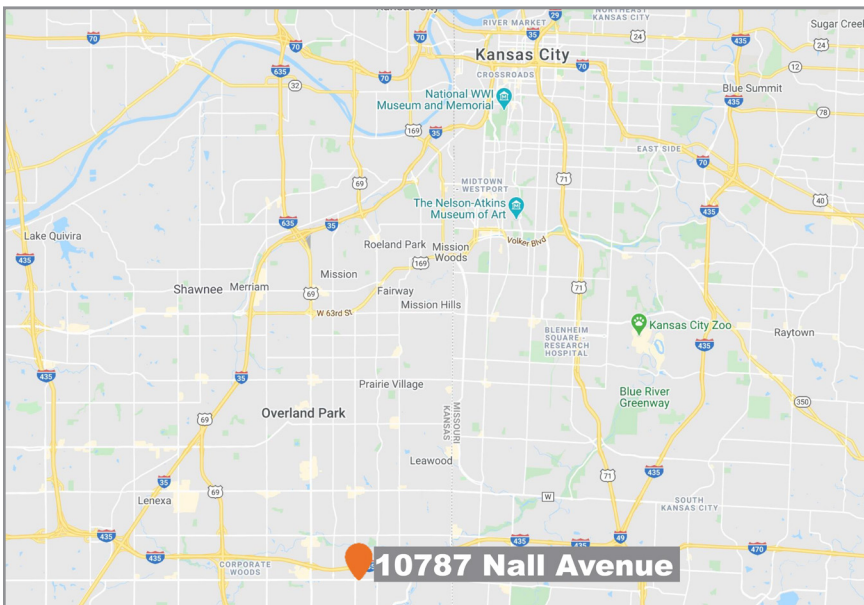
Building Specifications

<b>Building Description</b>	The Corporate Medical Plaza complex consists of one two-story and two three-story, high image, corporate medical office buildings. Superior construction and building systems, convenient interstate access, ample parking, and a South Johnson County location make the Corporate Medical Plaza complex an ideal long term medical/office building location.		
<b>Square Feet Available:</b>	2,872 SF		
<b>Total Building Square Feet:</b>	<b>Building 1:</b>	<u>Floor</u>	<u>Rentable Square Feet</u>
		1st	20,611 SF
		2nd	20,537 SF
		Total	41,148 SF
<b>Year Built:</b>	January 1, 2006		
<b>Parking:</b>	4.6 spaces per 1,000 square feet. Also provides 46 underground parking spaces to be utilized by tenants occupying the building.		
<b>Hours of Operation:</b>	Monday – Friday:	7:00 a.m. – 6:00 p.m.	
	Saturday:	8:00 a.m. – 1:00 p.m.	
	Sundays & Holidays:	Closed	
<b>Telecommunications:</b>	Multiple high-speed voice and data services, as well as choice of fiber optic and wireless communication carriers		
<b>Lobby and Common Area:</b>	Each of the buildings offer two entrances on the main level. Proposed improvements would include granite floors, granite and wood paneled walls, and a 15-foot clear first-floor ceiling.		
<b>Sprinkler:</b>	Completely sprinklered and monitored off-site 24 hours a day		
<b>Electric Service:</b>	Building 1 provides 277/430 volt, 1,600 amp service with capacity to supply 13 watts per square foot.		
<b>Zoning:</b>	CP-O		
<b>Roof:</b>	The roofs are standard single-ply mechanically fastened 45 mil EPDM roofs.		

10787 Nall Avenue

Overland Park, KS

For Lease



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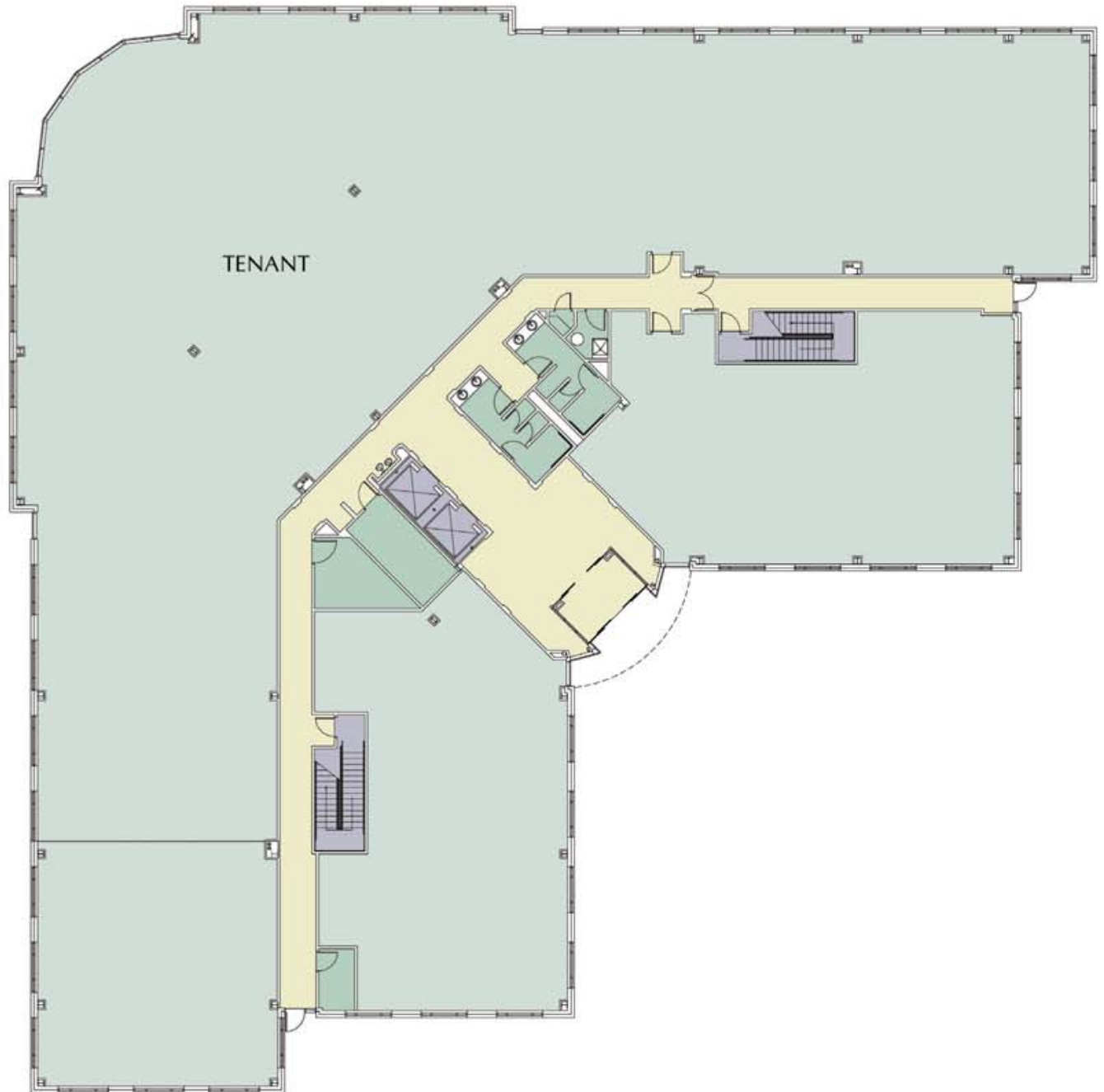
Exterior Photos



Interior Photos



1st Story Floor Plan



Building Site Map

