

10787 Nail Avenue

Overland Park, KS

For Lease

**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

**Building Description** 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.

**Square Feet Available:** 2,872 SF

Total Building Square Feet:	Building 1:	<u>Floor</u>	<u>Rentable Square Feet</u>
		1st	20,611 SF
		2nd	20,537 SF
		Total	41,148 SF

**Year Built:** January 1, 2006

**Parking:** 4.6 spaces per 1,000 square feet. Also provides 46 underground parking spaces to be utilized by tenants occupying the building.

**Hours of Operation:** Monday – Friday: 7:00 a.m. – 6:00 p.m.  
Saturday: 8:00 a.m. – 1:00 p.m.  
Sundays & Holidays: Closed

**Telecommunications:** Multiple high-speed voice and data services, as well as choice of fiber optic and wireless communication carriers

**Lobby and Common Area:** 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.

**Sprinkler:** Completely sprinklered and monitored off-site 24 hours a day

**Electric Service:** Building 1 provides 277/430 volt, 1,600 amp service with capacity to supply 13 watts per square foot.

**Zoning:** CP-O

**Roof:** The roofs are standard single-ply mechanically fastened 45 mil EPDM roofs.

Exterior Photos



Interior Photos

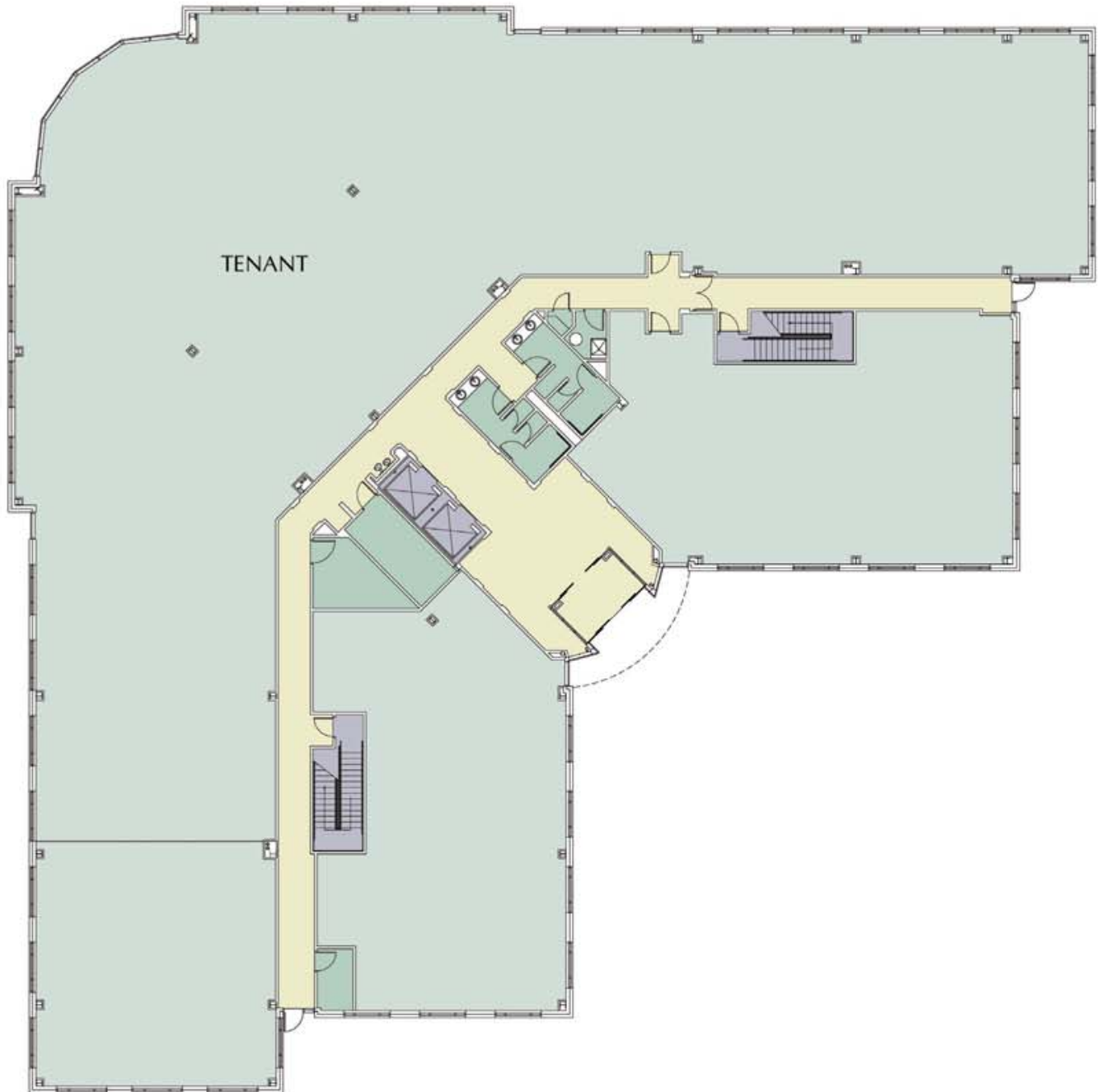


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1st Story Floor Plan

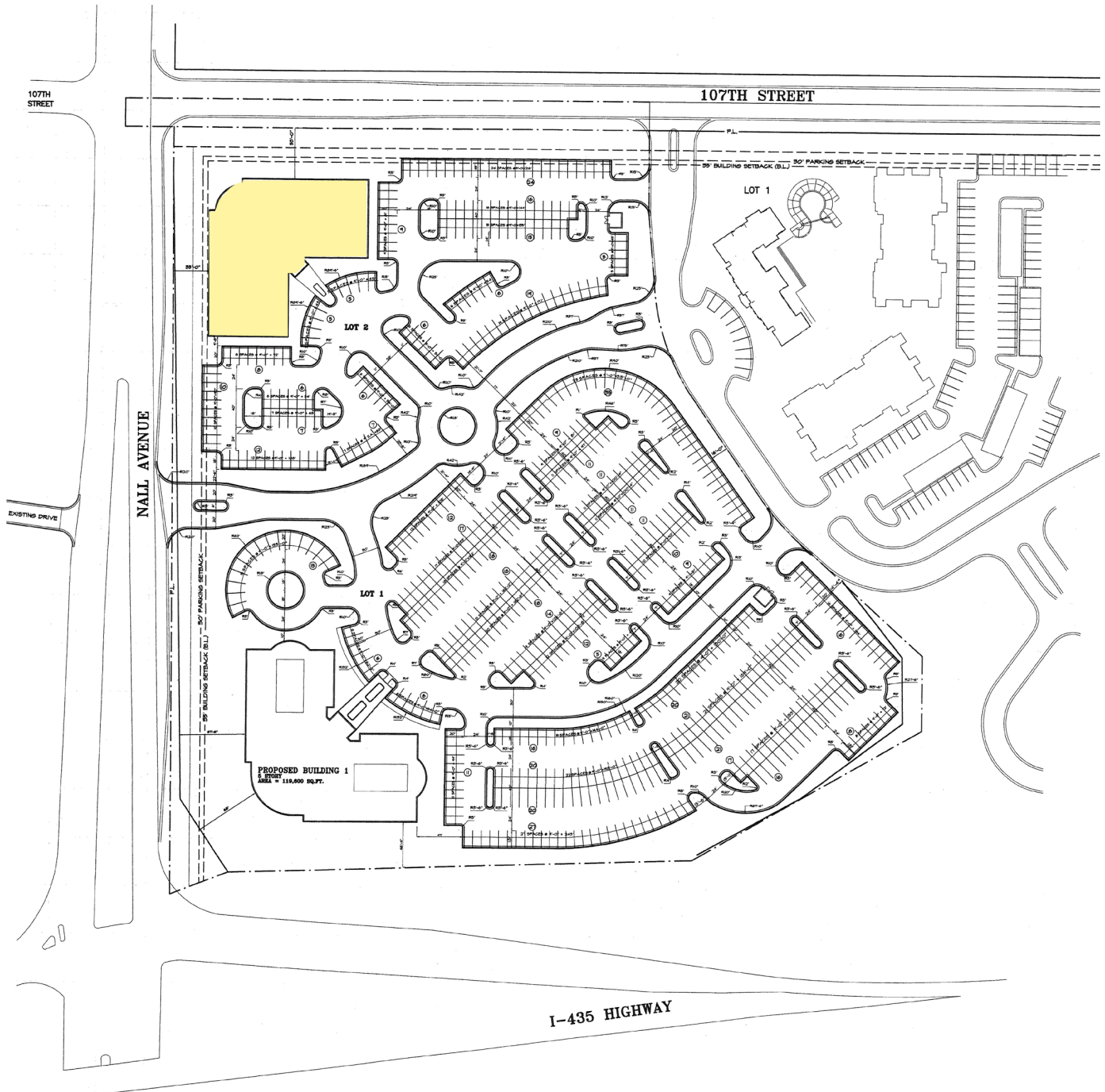


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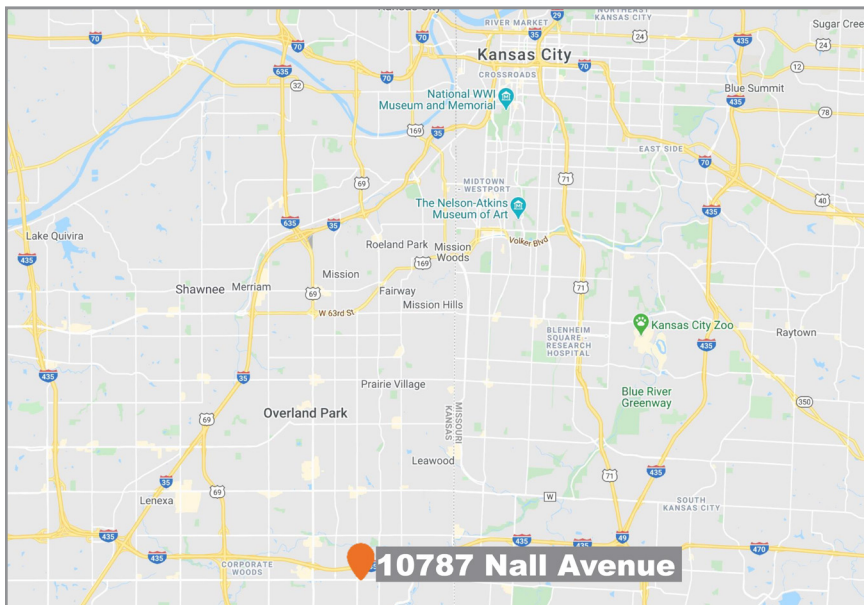
Building Site Map



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