

10787 Nall Avenue

Overland Park, Kansas 66211

For Lease

## Corporate Medical Plaza III



### Northeast Corner of I-435 and Nall Avenue

- 2,872 SF medical office space available
- Easy access on the first floor
- Efficient space with two points of entry/exit
- Key Card access to the building

### For more information:

Max Wasserstrom, CFA  
816.412.8428  
[mwasserstrom@blockllc.com](mailto:mwasserstrom@blockllc.com)

Reid Kasic  
816.878.6316  
[rkasic@blockllc.com](mailto:rkasic@blockllc.com)

Riley Rader  
816.412.8482  
[rrader@blockllc.com](mailto:rrader@blockllc.com)

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## 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.

**Suites Available:** Building I: 100 % Leased  
Building II: 100% Leased  
Building III: 2,872 RSF

**Year Completed** Building I: January 1, 2006  
Building II: Spring 2006  
Building III: August 2007

**Year Renovated** 2008

**Parking:** 4.6 spaces per 1,000 square feet

**Elevators** Building 3 features 2 high speed, computer controlled elevators

**Fire Protection** Completely sprinklered and monitored off-site 24 hours a day

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

**Hours of Operation** Monday- Friday: 7:00 a.m. - 6:00 p.m.  
Saturday: 8:00 a.m. - 1:00 p.m.

**Security** The building entrances have a computer integrated security system, with 24-hour card access

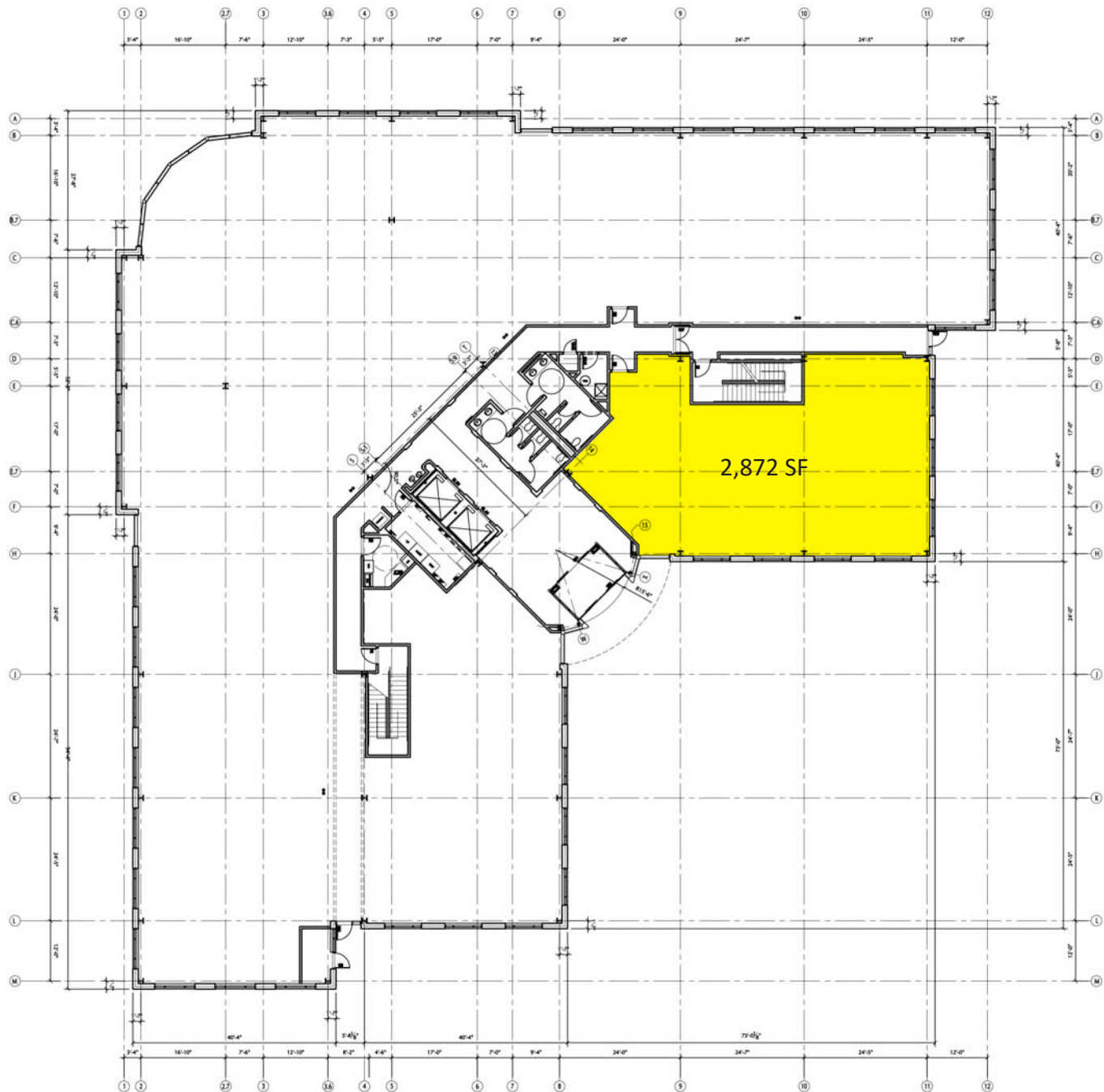
For more information:

Max Wasserstrom, CFA  
816.412.8428  
mwasserstrom@blockllc.com

Riley Rader  
816.412.8482  
rrader@blockllc.com

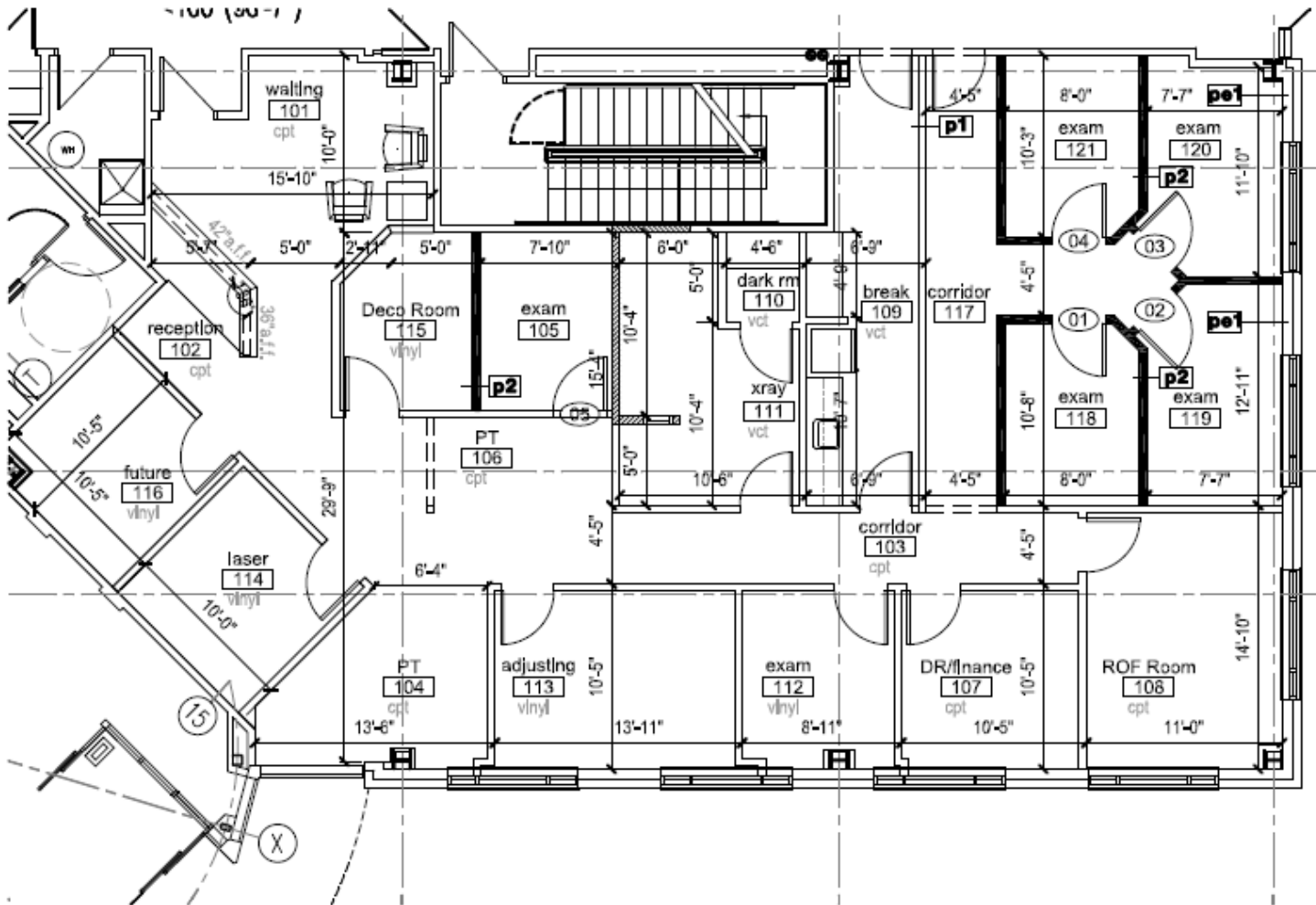
Reid Kosic  
816.878.6316  
rkosic@blockllc.com

Building Floor Plan





## First Floor Vacancy



1 floor plan  
scale: 1/8" = 1'-0"



10787 Nall Avenue  
Overland Park, Kansas 66211

For Lease



4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

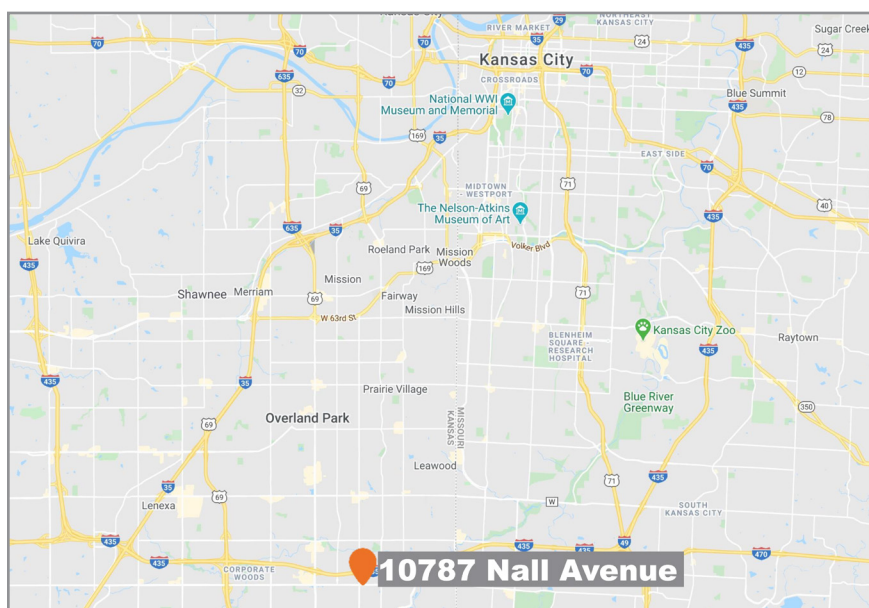
**BLOCK**  
REAL ESTATE SERVICES, LLC



10787 Nall Avenue

Overland Park, Kansas 66211

For Lease



For more information:

Max Wasserstrom, CFA  
816.412.8428  
[mwasserstrom@blockllc.com](mailto:mwasserstrom@blockllc.com)

Reid Koscic  
816.878.6316  
[rkoscic@blockllc.com](mailto:rkoscic@blockllc.com)

Riley Rader  
816.412.8482  
[rrader@blockllc.com](mailto:rrader@blockllc.com)