

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:

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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.

**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

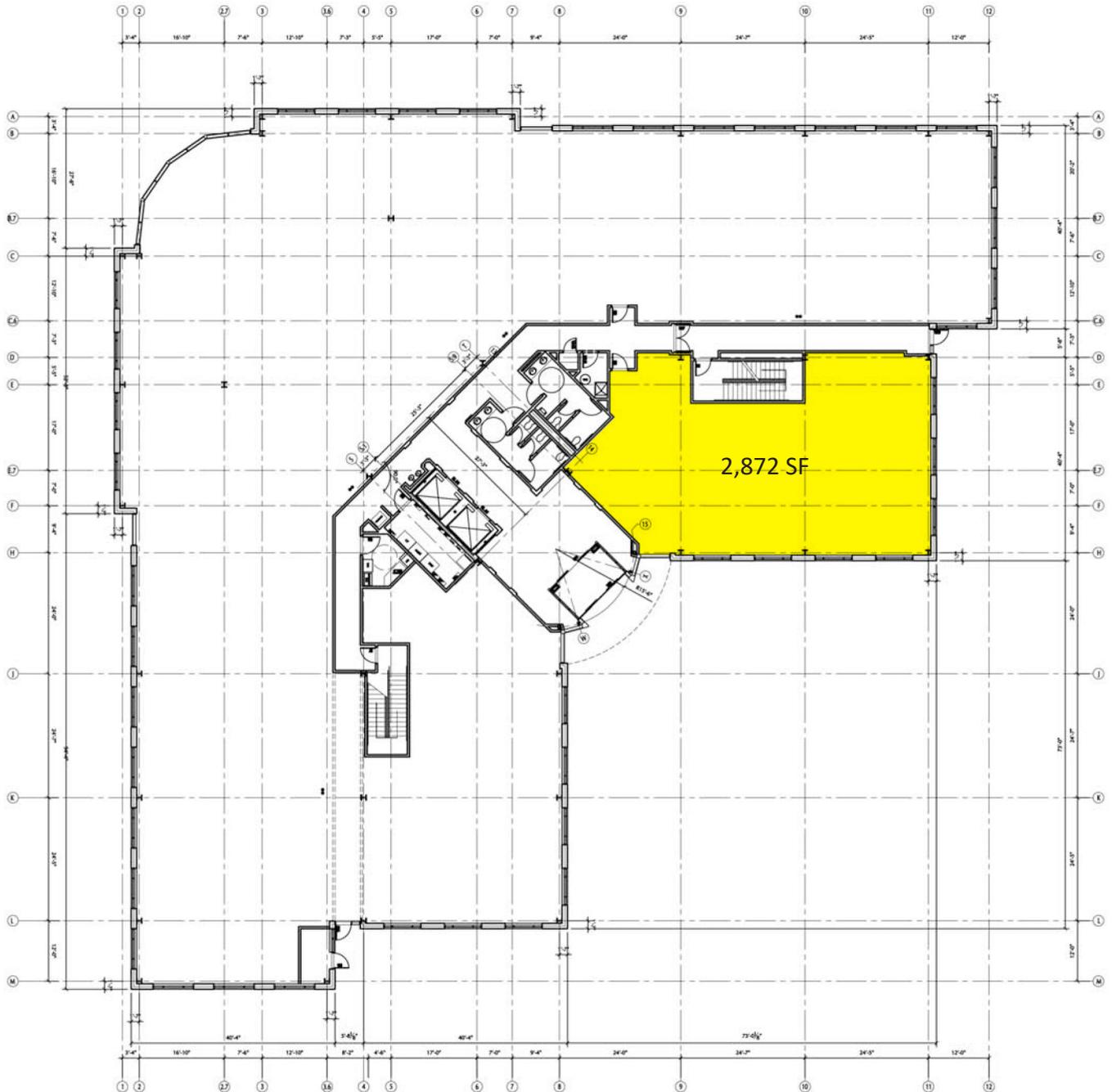
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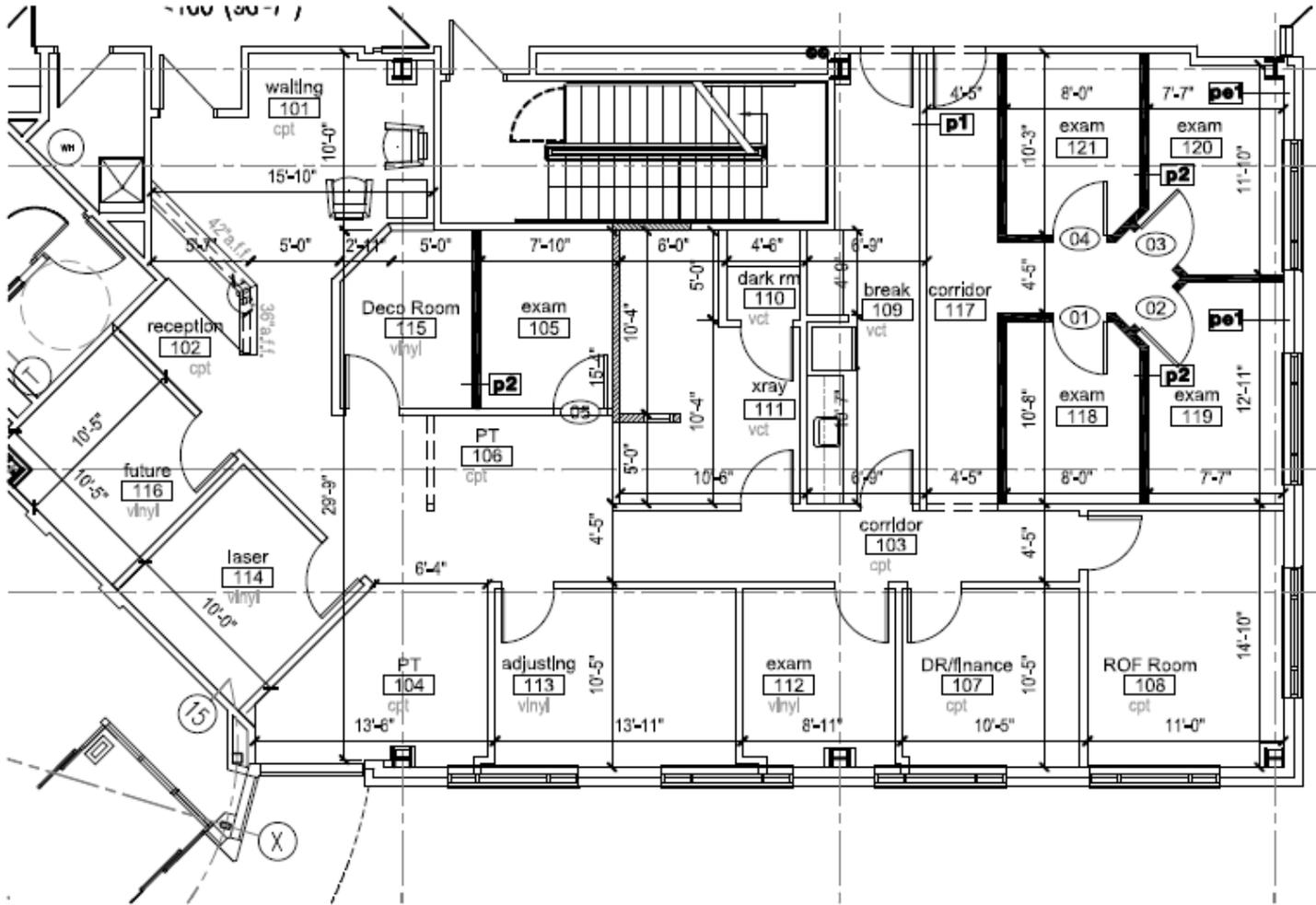
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Building Floor Plan



First Floor Vacancy



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



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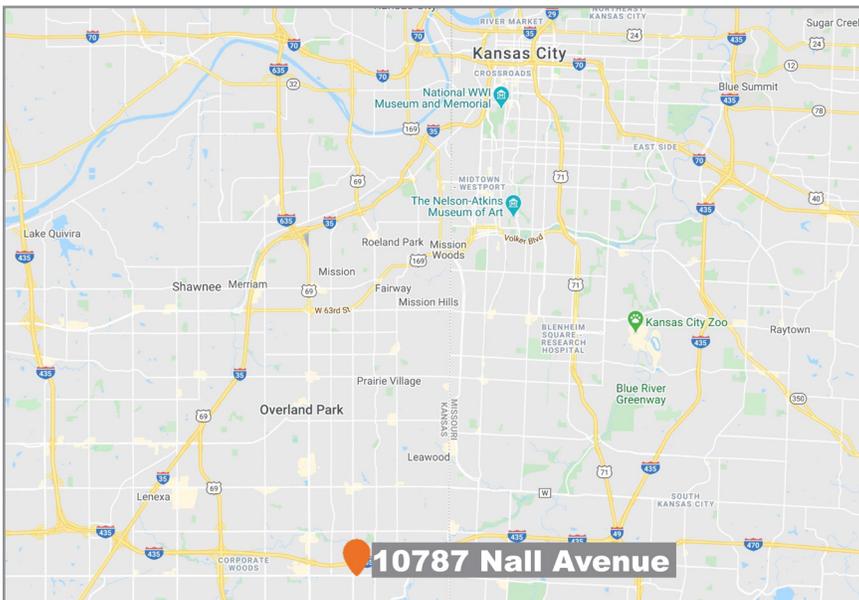
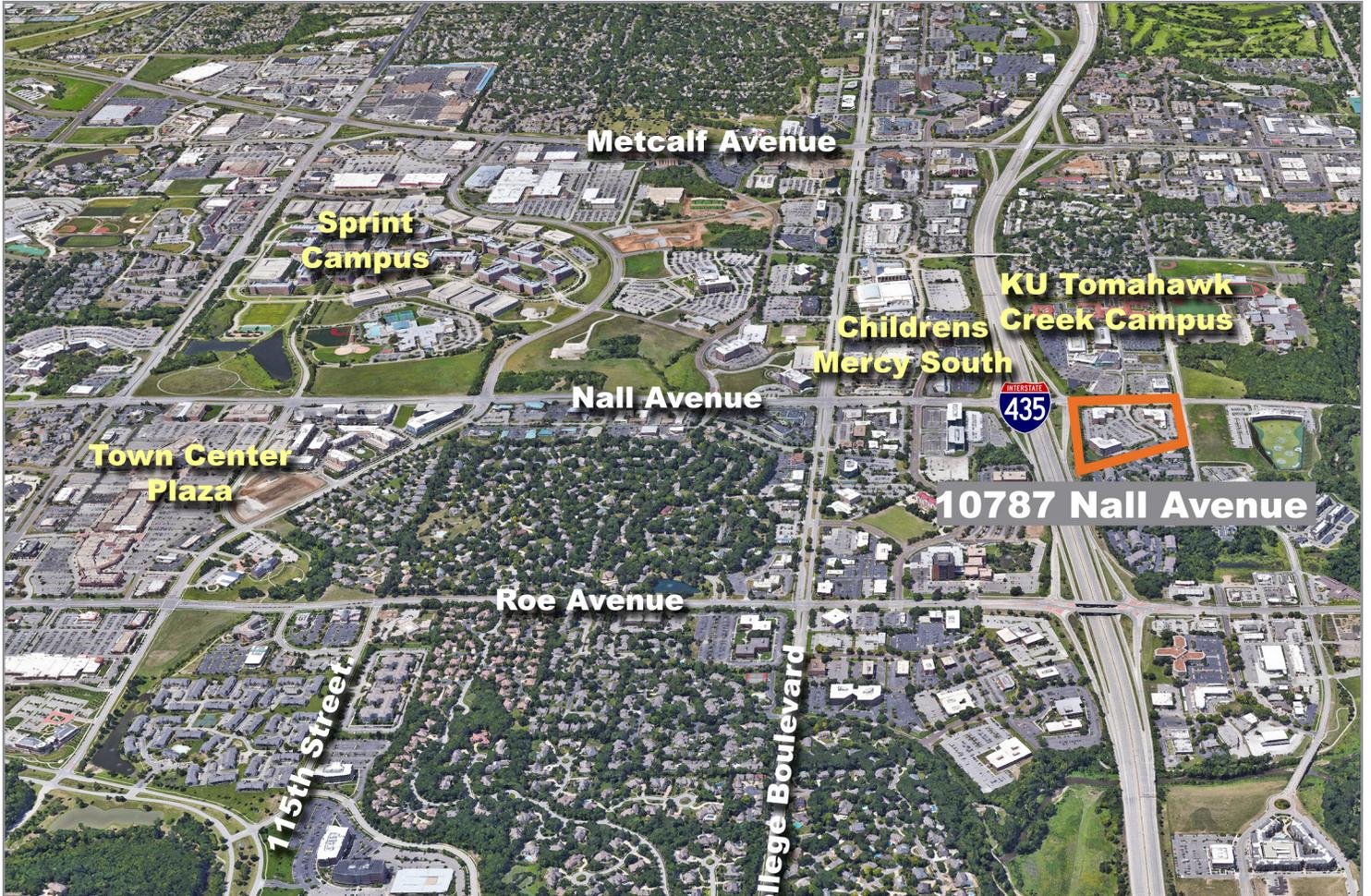
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