

MEDICAL OFFICE SPACE FOR LEASE

7025 College Boulevard, Overland Park, KS 66210

SHAWNEE MISSION HEALTH - OVERLAND PARK, KANSAS



MEDICAL OFFICE BUILDING

MEDICAL OFFICE HIGHLIGHTS

- Brand new medical office building located at SEC of College and Metcalf
- 12,000 SF Available for Lease on the 3rd Floor
- 17,000 SF on each floor
- Suitable for Multiple Practice Types
- 24/7 emergency room and radiology located on 1st floor
- Health and Wellness located on 2nd floor

LEASING CONTACTS

MOLLY CRAWFORD MUNNINGHOFF
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Welcome to Shawnee Mission Health,

located in the growing Renaissance Park development on the southeast corner of College and Metcalf in Overland Park, Kansas.

Renaissance Park is a high-quality, mixed-use development offering multiple sites for office, hospitality, multi-family, retail and medical uses. The location of Shawnee Mission Health provides highway visibility, signage and access.



MEDICAL OFFICE BUILDING

- 57,000 SF, 3-story, Class A Medical Office Building
- 17,000 SF on each floor
- 1st floor - 24/7 ER and Radiology
- 2nd floor - Health and Wellness
- Upscale finishes in lobby
- Environmentally efficient
- Ample parking
- Convenient access via 435 Highway

Shawnee Mission Health is located at Renaissance Park which is minutes from Town Center, Hawthorne Plaza, Park Place and other prime retail areas.



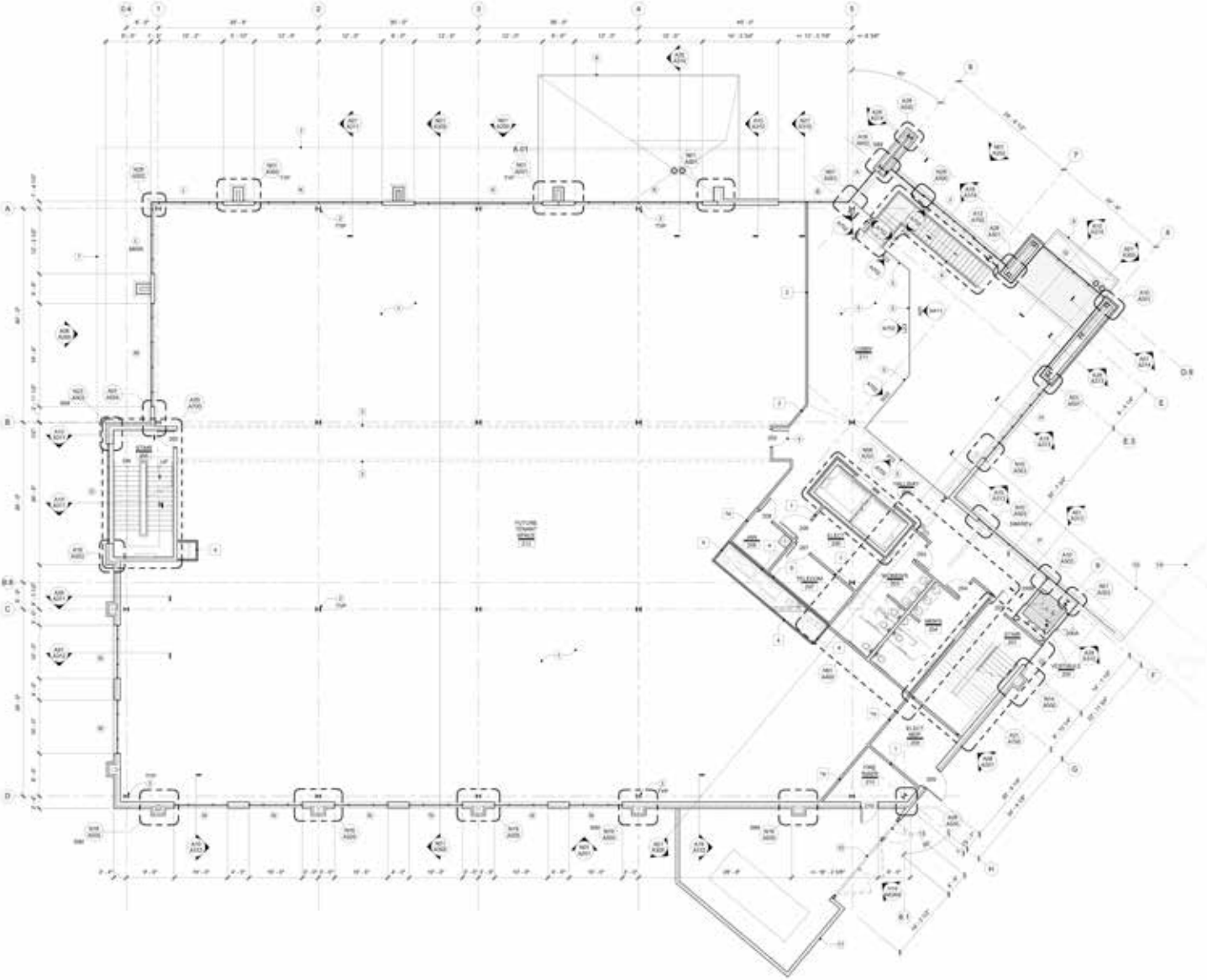
BUILDING SPECIFICATIONS

Building Description	<p>57,000 SF 3-Story Medical Office Building and supporting 192-parking stalls, including a 78-stall parking structure.</p> <p>The building is anchored by Shawnee Mission Medical Center.</p>
Elevator	2
Roof	Fully-adhered 90MIL EPDM Roofing Membrane
HVAC	Roof mounted air handling units with gas heat. Tenant spaces are served by VAV boxes with electric reheat
Fire Management	Wet-pipe fire suppression system
Fire alarm	Notifier NFS2-640(E) Fire Alarm System
Telecommunications	Spectrum, Verizon, AT&T
Security	Card access system
Utilities	KCP&L, Water One, Kansas Gas Service, Johnson County Wastewater
Electrical System	2000A, 480Y/277V 3 Phase, 4 Wire service to the building. A metered 208Y/120V 3 Phase, 4 wire circuit breaker will be provided for extension to tenant provided panel board is within their space
Zoning	CP-2 - Planned General Business District

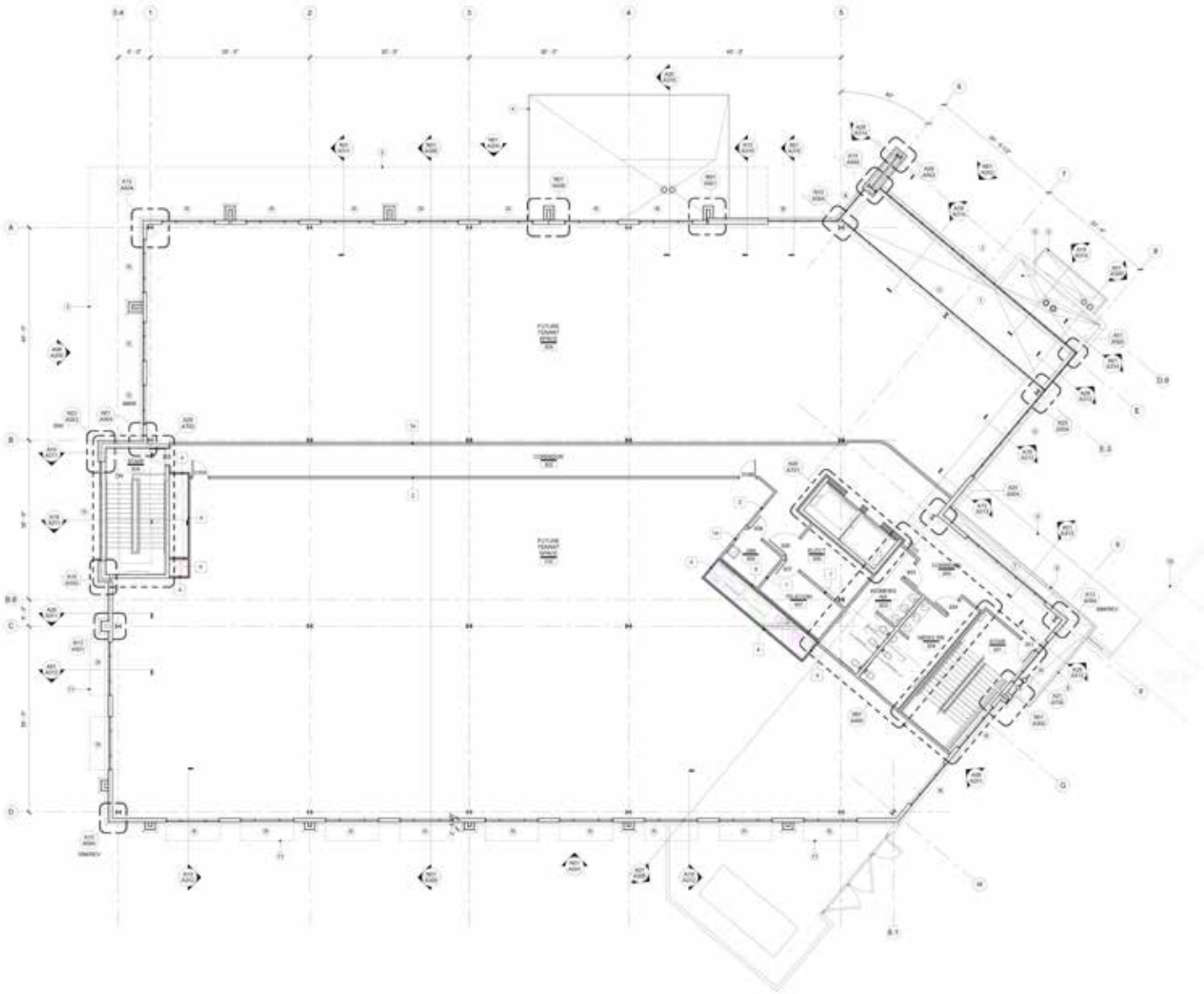




2ND FLOOR



3RD FLOOR



NOW LEASING MEDICAL OFFICE



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