

# MEDICAL OFFICE SPACE FOR LEASE

7025 College Boulevard, Overland Park, KS 66210

## ADVENTHEALTH AT COLLEGE & METCALF



**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

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## Welcome to AdventHealth,

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

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



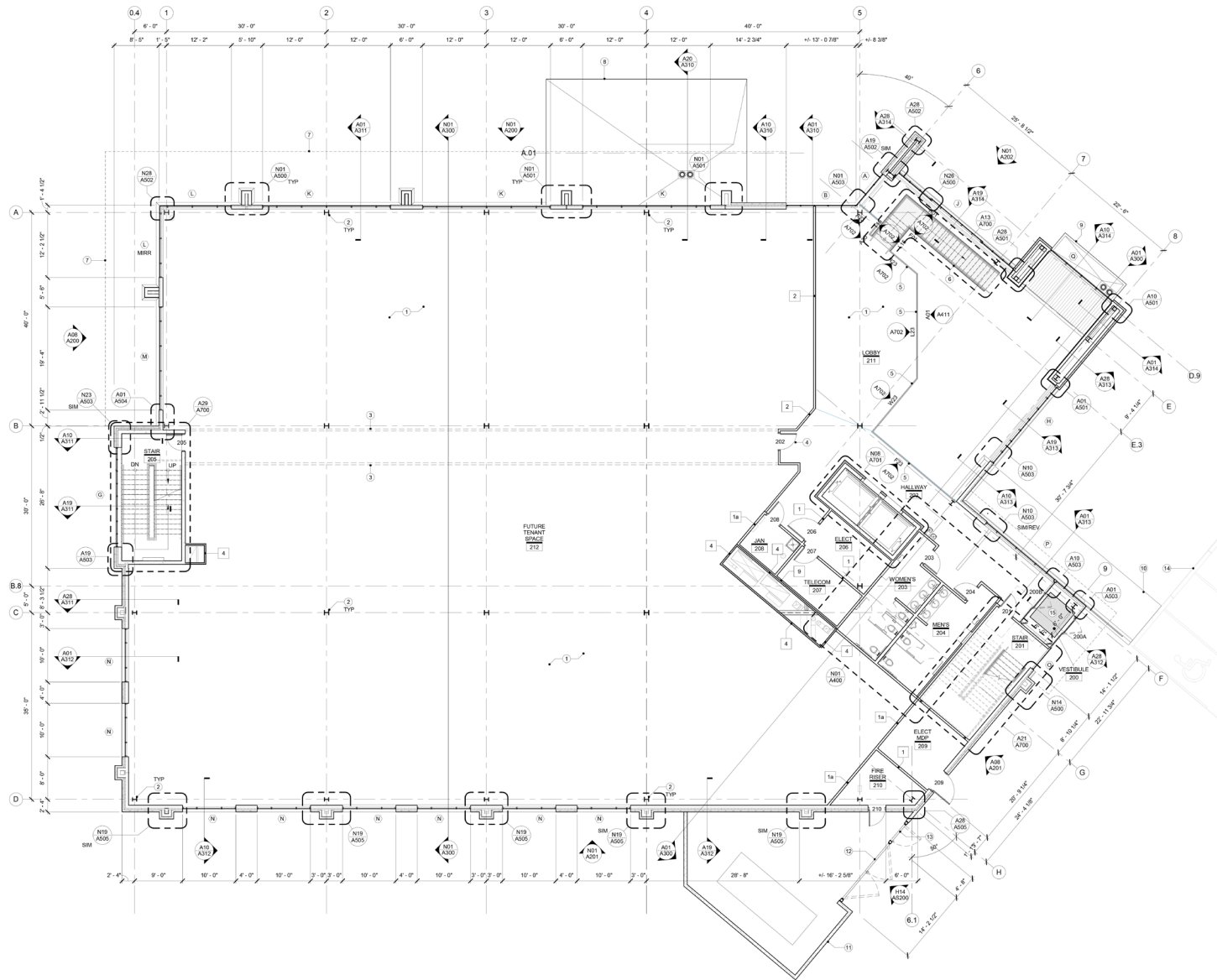
## BUILDING SPECIFICATIONS

<b>Building Description</b>	57,000 SF 3-Story Medical Office Building and supporting 192-parking stalls, including a 78-stall parking structure.  The building is anchored by AdventHealth Medical Center.
<b>Elevator</b>	2
<b>Roof</b>	Fully-adhered 90MIL EPDM Roofing Membrane
<b>HVAC</b>	Roof mounted air handling units with gas heat. Tenant spaces are served by VAV boxes with electric reheat
<b>Fire Management</b>	Wet-pipe fire suppression system
<b>Fire alarm</b>	Notifier NFS2-640(E) Fire Alarm System
<b>Telecommunications</b>	Spectrum, Verizon, AT&T
<b>Security</b>	Card access system
<b>Utilities</b>	KCP&L, Water One, Kansas Gas Service, Johnson County Wastewater
<b>Electrical System</b>	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
<b>Zoning</b>	CP-2 - Planned General Business District

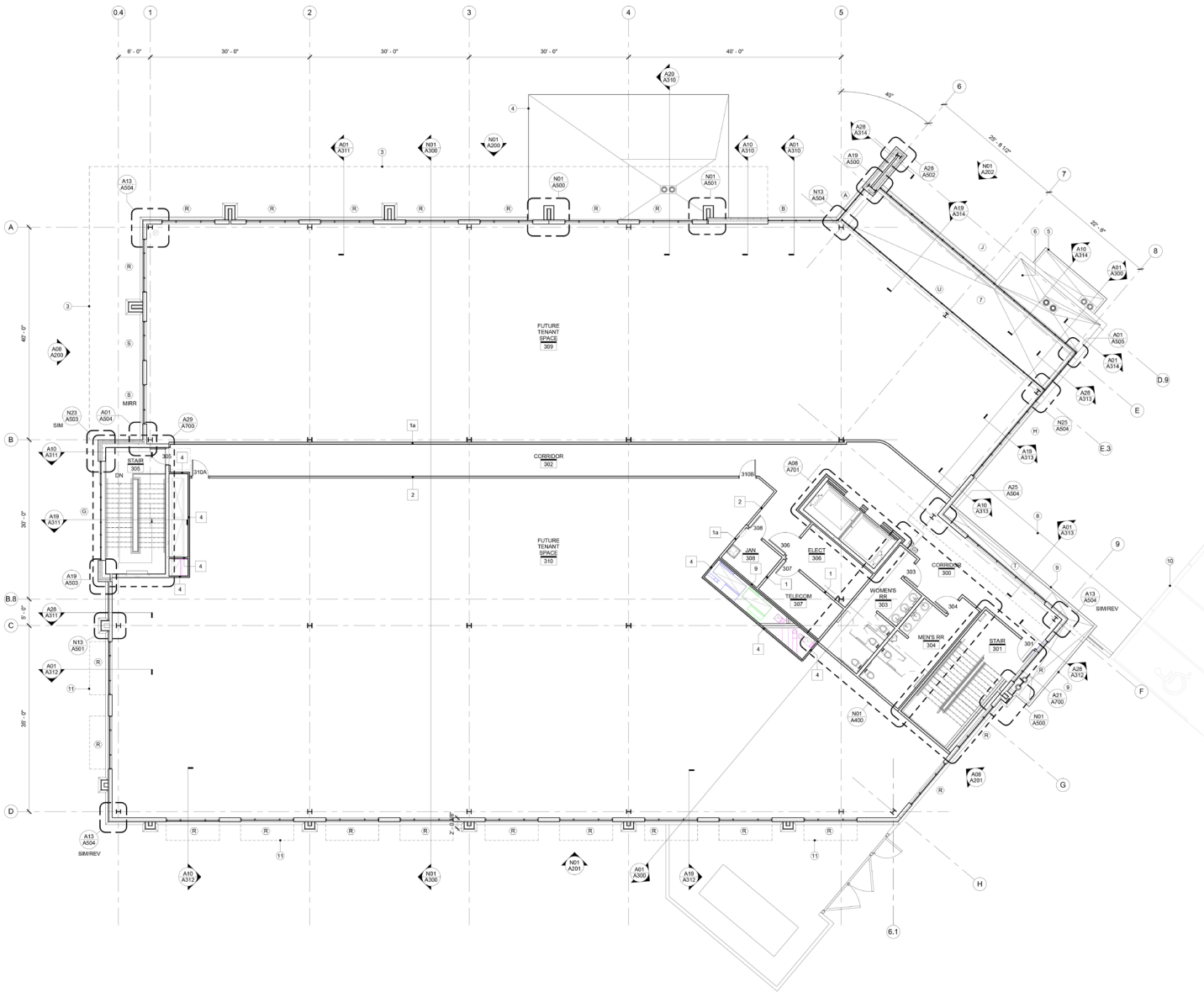




# 2<sup>ND</sup> FLOOR



# 3<sup>RD</sup> FLOOR



# NOW LEASING MEDICAL OFFICE



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