

MEDICAL OFFICE SPACE FOR LEASE

7840 W 165th Street, Overland Park, KS

ADVENTHEALTH - SOUTH OVERLAND PARK CAMPUS



MEDICAL OFFICE BUILDING

MEDICAL OFFICE HIGHLIGHTS

- 1,500 SF - 30,000 SF Available for Lease
- Suitable for Multiple Practice Types
- Located between 159th and 167th at Antioch in the Bluhawk Development
- Adjacent to the brand new AdventHealth hospital breaking ground Fall 2019

LEASING CONTACTS

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Welcome to AdventHealth,

located in the growing and affluent 277-acre mixed-use development in the southwest corner of US Highway 69 and 159th Street in Overland Park, Kansas.

The prime location is the newest major commercial entertainment and tourism project where AdventHealth is surrounded by residential, a civic and community center, an indoor multi-sport complex, restaurant, retail, and grocery-anchored neighborhood shopping center.



MEDICAL OFFICE BUILDING

- 75,000 SF, 3-story, Class A Medical Office Building
- Enclosed walkway from MOB to ED/ Imaging Center
- Convenient covered drop-off
- Coffee shop on Ground Level
- Upscale finishes in lobby
- Fiber infrastructure
- Environmentally efficient
- Ample parking - 323 spaces
- Convenient access via 69 Highway

AdventHealth is located on 8 acres in a growing and affluent residential market, the new Medical Office Building will create a **comforting and welcoming environment for patients and their families.**



BUILDING SPECIFICATIONS

Building Description	Structural steel building with slab on deck for the 2nd & 3rd floors. Pre cast wall panels with stone accents and punched windows. Curtainwall at the main lobby entrance.
Elevator	Kone Ecospace gearless traction elevator, 150 fpm
Roof	Garland Modified Bituminous Membrane Roof
HVAC	VAV system with central boiler & chiller
Fire Management	NFPA 13 wet-pipe fire sprinkler system with quick-response heads.
Fire alarm	Notifier addressable system.
Telecommunications	Phone: AT&T & Sprint Cable: Time Warner Fiber: AT&T and CCI
Hours of Operation	7:00 AM to 7:00 PM (Monday - Friday)
Security	Card access system.
Utilities	KCP&L, Kansas Gas, WaterOne, Johnson County Wastewater
Electrical System	3-phase power
Zoning	CP-0





- tropical CAFE
- POSH HAIR SALON
- Great Clips
- Three Dog Bakery
- COSENTINO'S Market FINE FOODS
- Jersey Mike's SUBS
- MATHNASIUM
- CLEANERS
- RED DOOR
- Costa Vida
- First National Bank One with You.™
- BLUHWARK DENTAL GROUP



W-159th St

W-159th St

69

Marketplace

Shoppes

Galleria

Blue Valley Business Center

OP Fire Department

Plaza

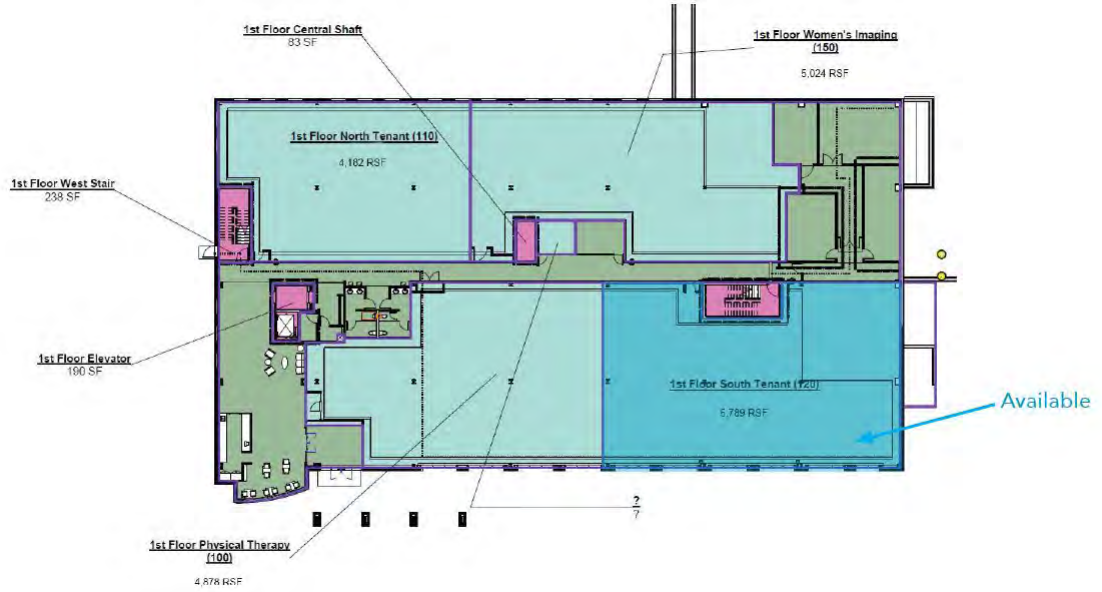
AdventHealth South Overland Park

Reno Industrial Center

Residential/Single-Family Housing

Commercial

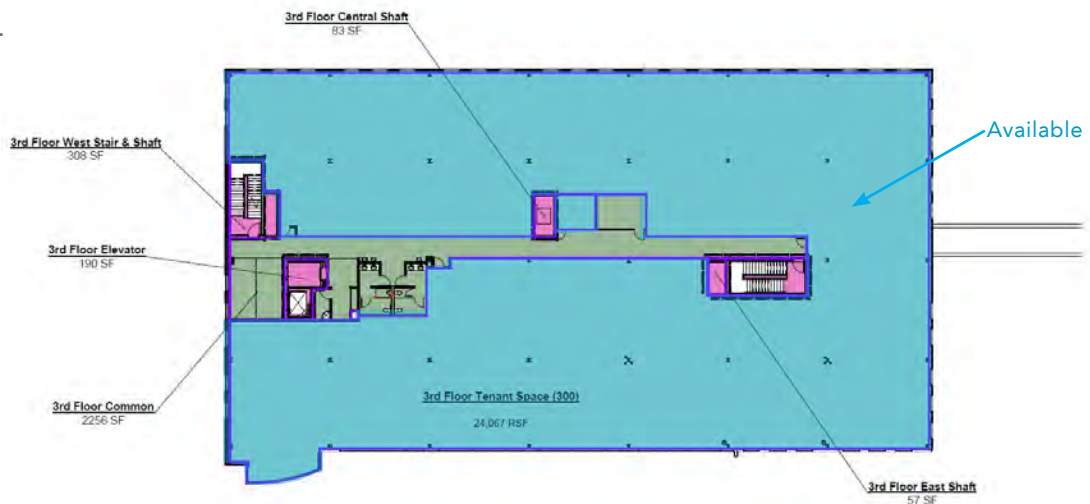
FLOOR 1 - GROUND FLOOR



FLOOR 2



FLOOR 3





www.AdventHealth.com/South-Overland-Park

BRAND NEW HOSPITAL BREAKING GROUND FALL 2019

- 85 Beds, 193,000 Square Feet
- New Birth Center
- Surgical Services
- Intensive Care Unit
- Heart Care and more

“AdventHealth South Overland Park has been serving the Bluhawk and surrounding communities for the past two years, and as the area grows we’re committed to growing with it.”

- Karsten Randolph, CFO for the Mid-America region of AdventHealth.



The Development

- 277 acres
- Bounded by 159th Street, 167th Street,
- Antioch Road and U.S. Highway 69

Project Area 1 - 76.3 acres

- AdventHealth Overland Park and Emergency Department
- Consentino's Market
- Bluhawk Marketplace
- Bluhawk Sports Park
- Civic Center/Arena
- Holiday Inn Express & Suites

Project Area 2 - 30.3 Acres

- Outlet Retail and Restaurant offerings
- 2 Hotels
- Office Space above retail
- Parking structure

Project Area 3 - 14.2 Acres

- Mixed-use retail and restaurant
- Multi-family residential

Existing/Under Construction

- Medical Office Building
- Emergency Department and Urgent Care Facility
- Police/Fire Building
- Office Buildings
- Single-Family Residential
- Multi-Family Residential
- Stream Corridor
- Public roads



PHASE 1 - MARKETPLACE (76.3 ACRES)

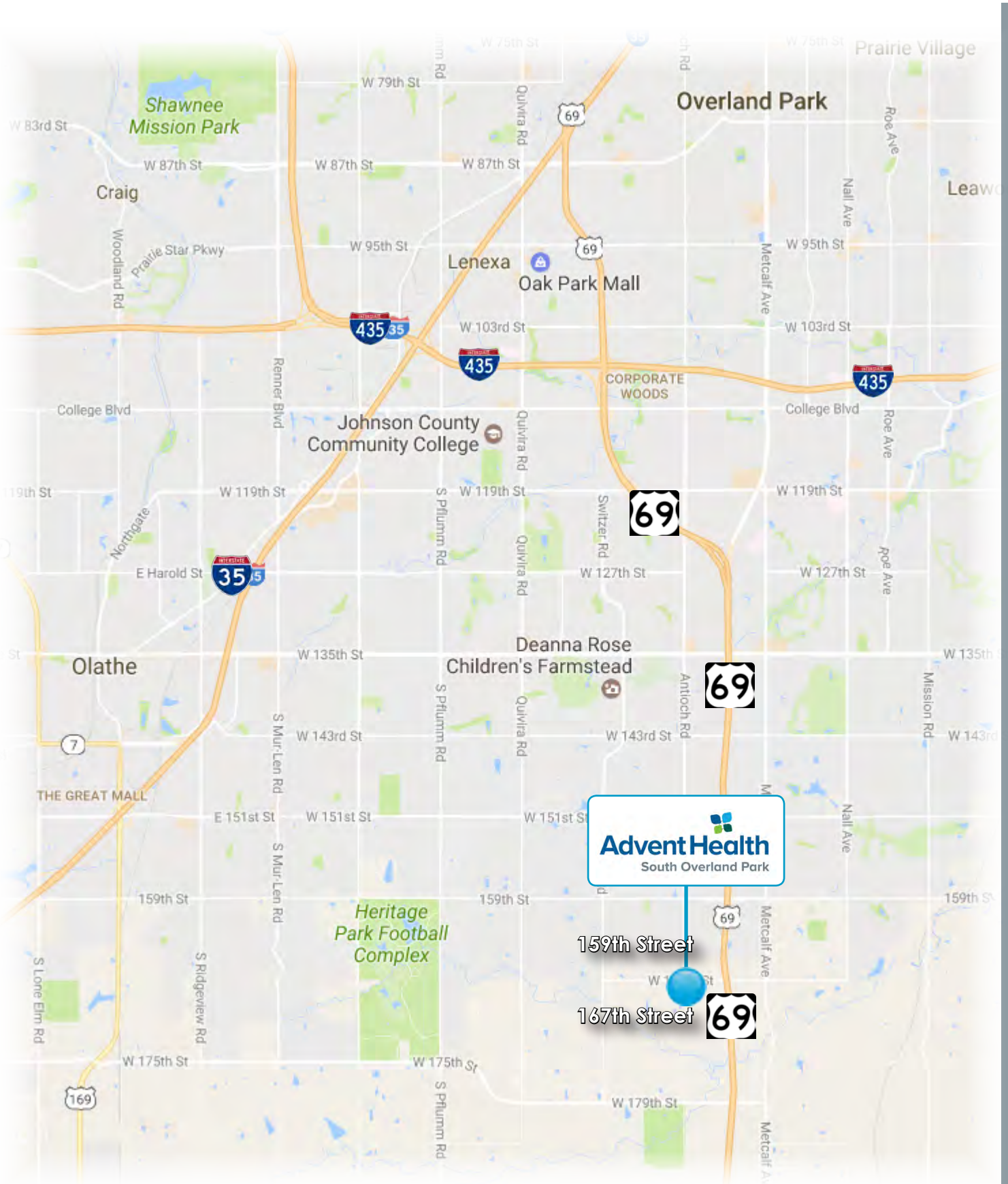
- 200 Homes and Luxury Apartment Community
- 300,000 SF Indoor, Multi-Sport Complex
- 3,500-Seat, 120,000 SF Civic and Community Center / Arena
- 133,500 SF Cosentino's market - Opened 2017
- 70,000 SF of New Restaurant and Retail
- 99-Room Hotel



PHASE 2 - GALLERIA (30.3 ACRES)

- 316,900 SF of Outlet Retail and Restaurant Offerings
- 2 Hotels (100-Room and 150-Room) above retail
- 80,000 SF of Class A Office above retail
- 800-stall Parking Structure





NOW LEASING MEDICAL OFFICE

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