

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 - 16,647 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, scheduled to open late 2021

LEASING CONTACTS

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WELCOME TO ADVENTHEALTH,

a Class-A Medical Office building located in the newest 277-acre mixed-use commercial entertainment and tourism project in Overland Park, Kansas.

When fully developed, Bluhawk will consist of residential, a civic and community center, an indoor multi-sport complex, restaurants, retail, and grocery-anchored neighborhood shopping center, and an 85-Bed AdventHealth Hospital.



MEDICAL OFFICE SUITES AVAILABLE

- 75,000 SF, 3-story, Class A Medical Office Building on 8 Acres
- 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 Overland Park campus currently consists of an emergency department, women's imaging center, lab, and a **medical office building** with an 85-bed hospital to be completed by 2021.

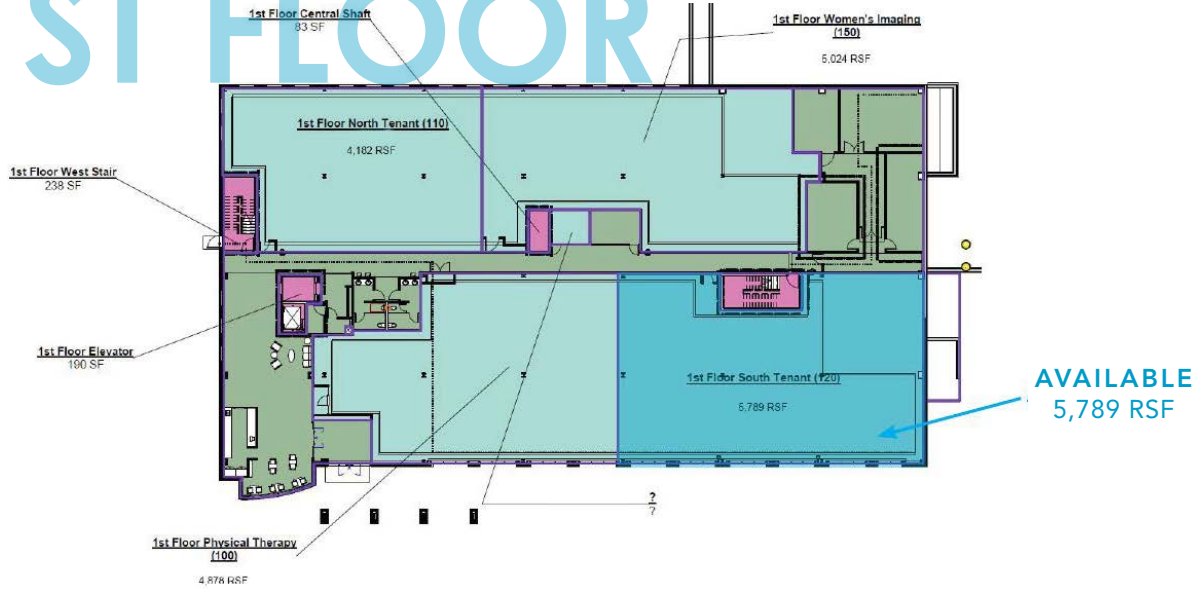
This AdventHealth campus creates a **comforting and welcoming environment for patients and their families** for the entire Kansas City region.



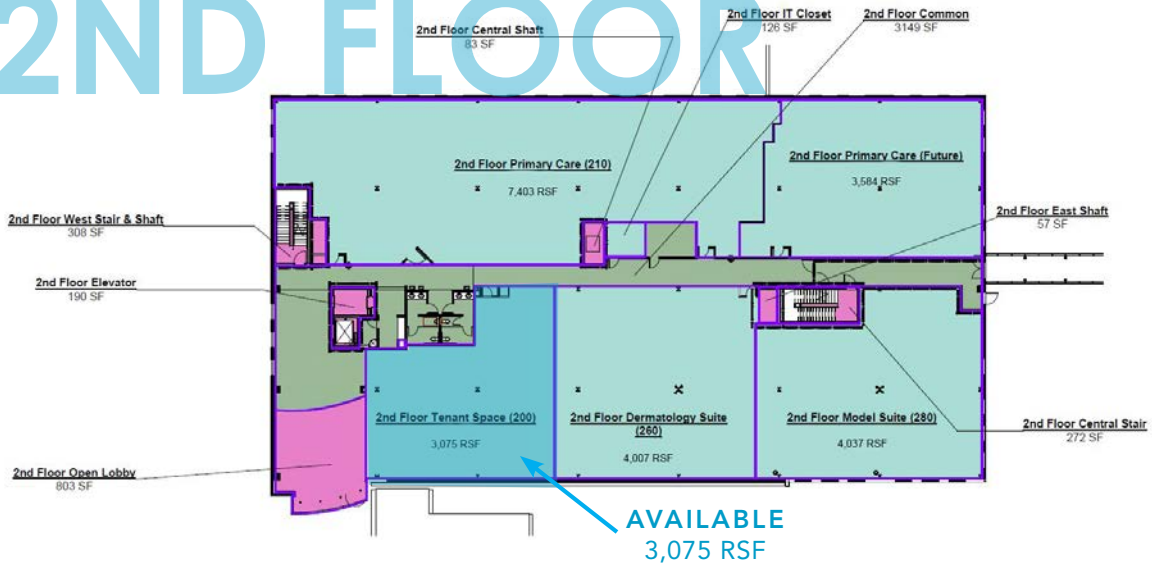
BUILDING SPECIFICATIONS

Building Description	Structural steel building with slab on deck for the 2nd & 3rd floors. Pre cast wall panels with stone accents and punched windows. Curtain wall 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

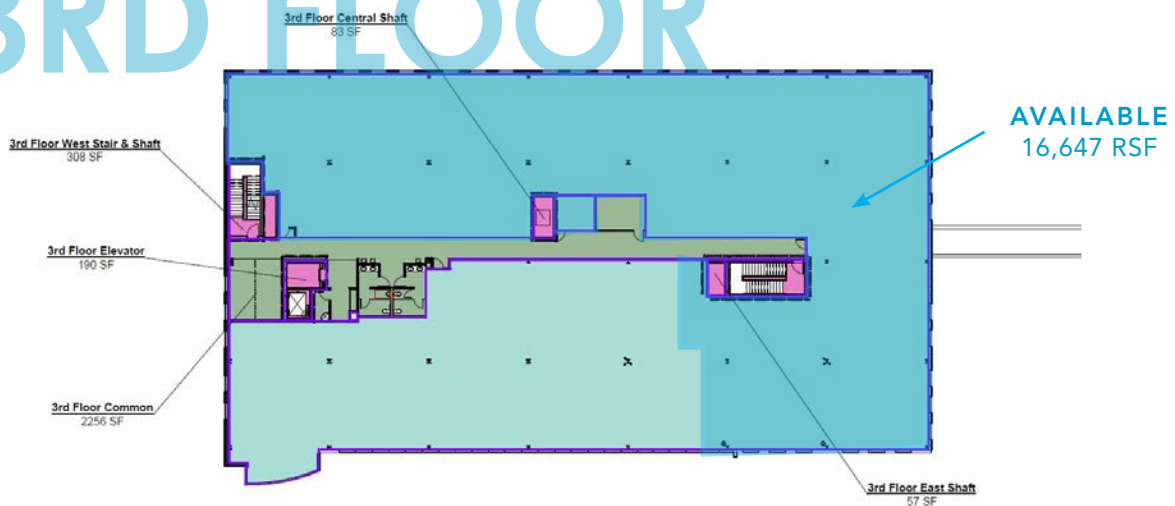
1ST FLOOR



2ND FLOOR



3RD FLOOR



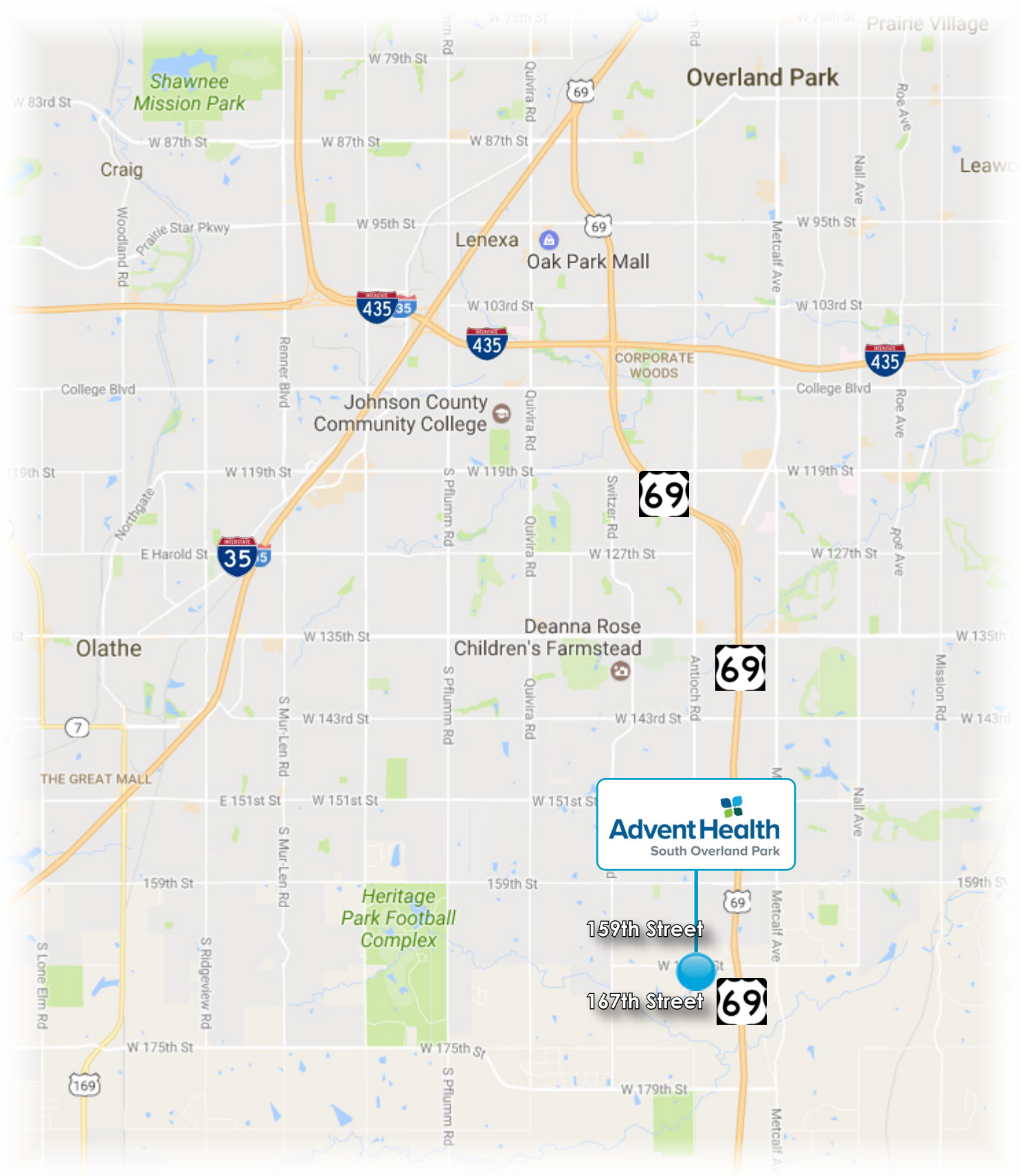
ADVENTHEALTH UNDERWAY WITH AN 193,000-SQUARE FOOT, 85-BED HOSPITAL

- Adjacent to the Medical Office Building
- Expected Completion: End of 2021 New Birth Center
- Surgical Services
- Intensive Care Unit
- Heart Care and more
- Expecting to generate 200 full-time jobs to the area

“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.*





LOCATION & DEMOGRAPHICS

AdventHealth is located between two main thoroughfares, allowing for customers to **easily access the medical office building** from all areas of the Kansas City suburbs.

42.8%

Job Growth Expected
in next 10 Years

25,000

Population Growth
expected in next 2 Years

33,600

Average daily traffic
along US Highway 69

\$155,000

Average Household Income
in 3-Mile Radius

38,000

Jobs Created
since 2011



source: www.bluhawk.com



BLUHAWK DEVELOPMENT

Conveniently located within Overland Park's newest mixed-use development, **BluHawk**.



www.AdventHealth.com/South-Overland-Park

Bluhawk offers the integration of health, knowledge, leisure, and ambition. This one-of-a-kind project will embrace living well, learning, working, shopping, dining, and playing to create a next-generation destination designed for both today and tomorrow.



BluHawk Sports Park
Under Development

36,000 SF Indoor, Multi-Sport Complex including a 3,500-Seat Community Center/ Arena which will host concerts & community events



Consentino's Market
Now Open

Grocery-Anchored Neighborhood Market



Hotels

1 is Now Open with 2 Coming Soon
98-Room Holiday Inn Express & Suites will be joined by 2 other hotel options for guests to enjoy - 100- and 150-room hotels.



Retail & Restaurant Offerings
Developed with more to come

Mixed-Use Retail and Restaurants give a guest the full-experience of Bluhawk



Office Space
Coming Soon

80,000 SF of Class-A Office Space on 9.5 Acres will continue to bring employers and employees to the area.



Multi-Family Residential
Developed with more to come

70-Acre Single and Multi-Family Housing with Police/ Fire Departments located in Bluhawk.

source: www.bluhawk.com

NOW LEASING MEDICAL OFFICE

www.AdventHealth.com/South-Overland-Park



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