

12850 METCALF AVE

OVERLAND PARK, KS 66213



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- Class A 1st Floor Surgery-Center
- Two operating rooms, pre-op and post-op rooms
- Twelve "24 hour" overnight patient rooms
- MRI and Xray rooms with lead lining and electrical
- Total available space 13,588 sf
-13,588 sf approved as hospital with ancillary space on 2nd floor and four prep and recovery rooms

FOR LEASE

\$30.00/SF NNN

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 POPULATION	8,236	86,503	222,223
2020 AVG HOUSEHOLD INCOME	\$122,430	\$155,964	\$141,427

Connor Sweeney

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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FLOOR PLANS

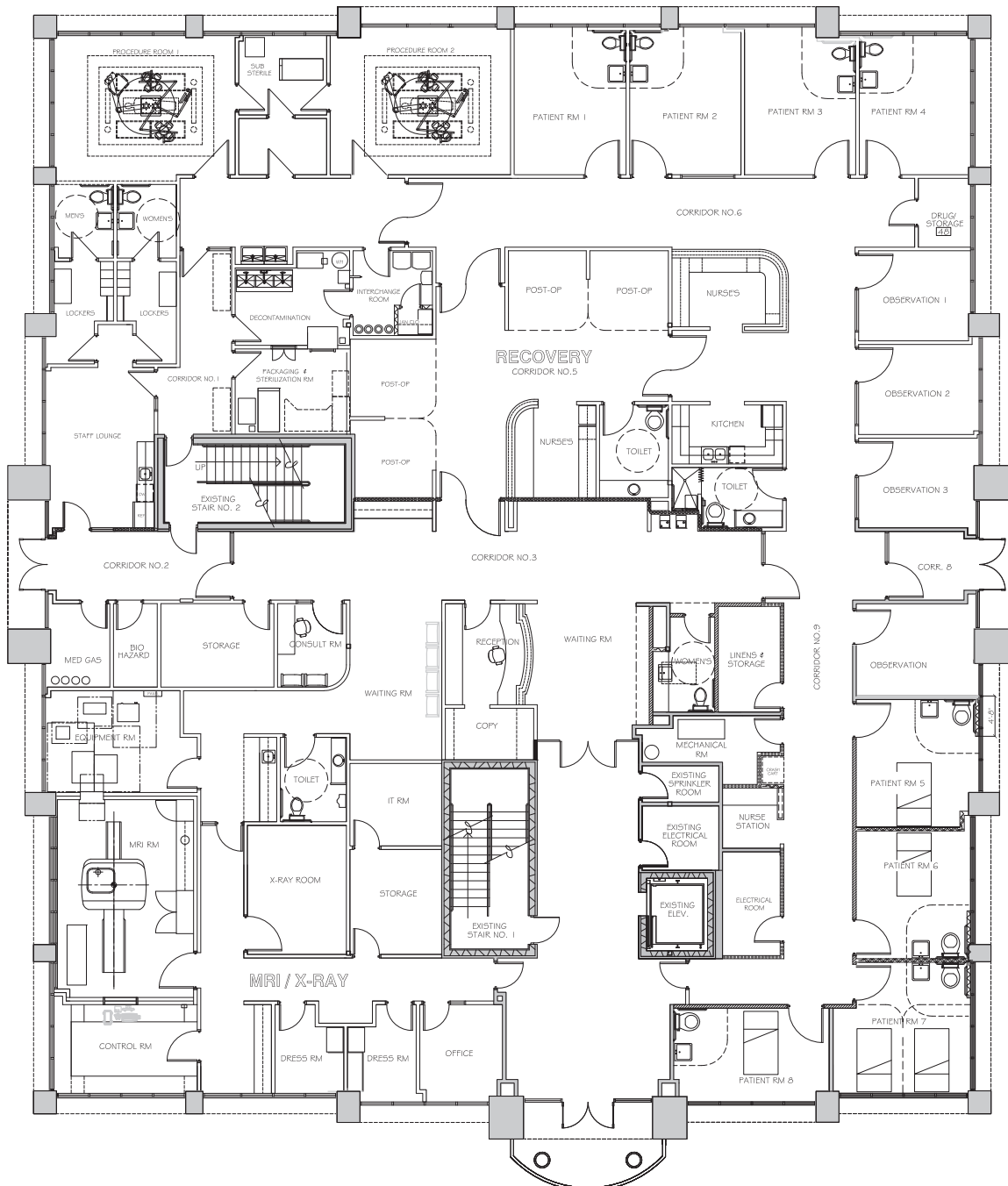
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 **DEERCREEK LOT 4 - FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0" 12850 METCALF AVE, OVERLAND PARK, KS

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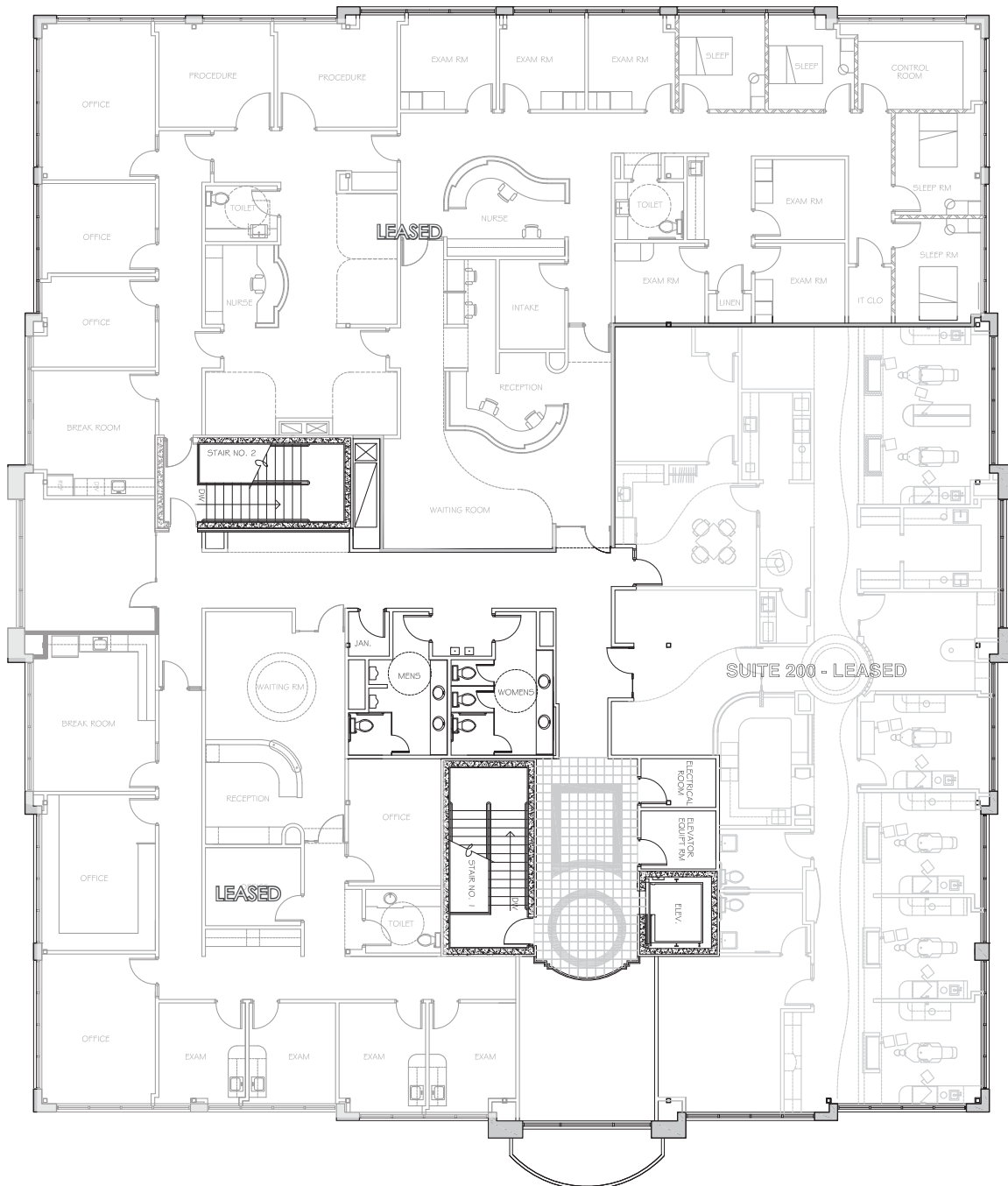
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DEERCREEK LOT 4 - SECOND FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"

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