FOR LEASE **Foxhill Medical Building** 4601 W 109th Street / Overland Park, KS



## 1,739 & 2,010 SF Suites Available Lease Rate: \$27.00 - \$28.00 PSF FS

### **Property Highlights**

- Premier location at I-435/Roe Kansas City's most vibrant medical corridor
- Ideally suited for dentist or doctor
- Attractive rental rates for smaller medical users with comparable tenant finish allowances
- Some covered parking plus surface parking at 4.8/1000 .
- Strong and established tenant base of dentists and doctors with strong ownership
- In close proximity to seven hospitals and College . Boulevard amenities

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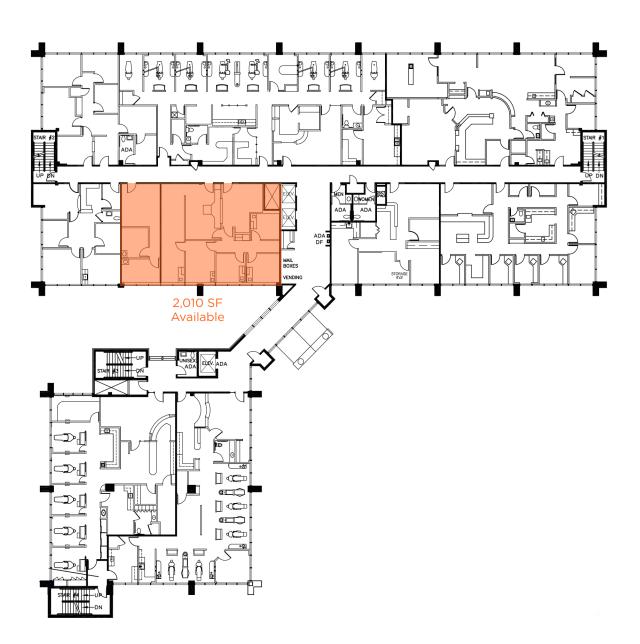


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### **2nd Floor Availabilities**



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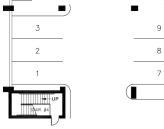
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## **3rd Floor Availabilities / Demographics**









|                    | 1 Mile    | 3 Miles   | 5 Miles  |
|--------------------|-----------|-----------|----------|
| Population         | 5,292     | 76,574    | 223,555  |
| Households         | 2,519     | 33,610    | 97,297   |
| Average HH Income  | \$144,549 | \$111,220 | \$98,429 |
| Daytime Population | 22,687    | 113,256   | 197,398  |
| # Businesses       | 934       | 5,693     | 11,879   |

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## Photos











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#### **College Boulevard Corridor - Neighboring Health and Medical Specialists**

