

OFFICE FOR SALE OR LEASE

NALLWOOD 95



6400 W 95TH STREET • OVERLAND PARK, KS

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BUILDING DETAILS:

ADDRESS: 6400 W 95TH STREET
OVERLAND PARK, KS

SALE PRICE: \$1,500,000

LAND SIZE: 0.64 ACRES

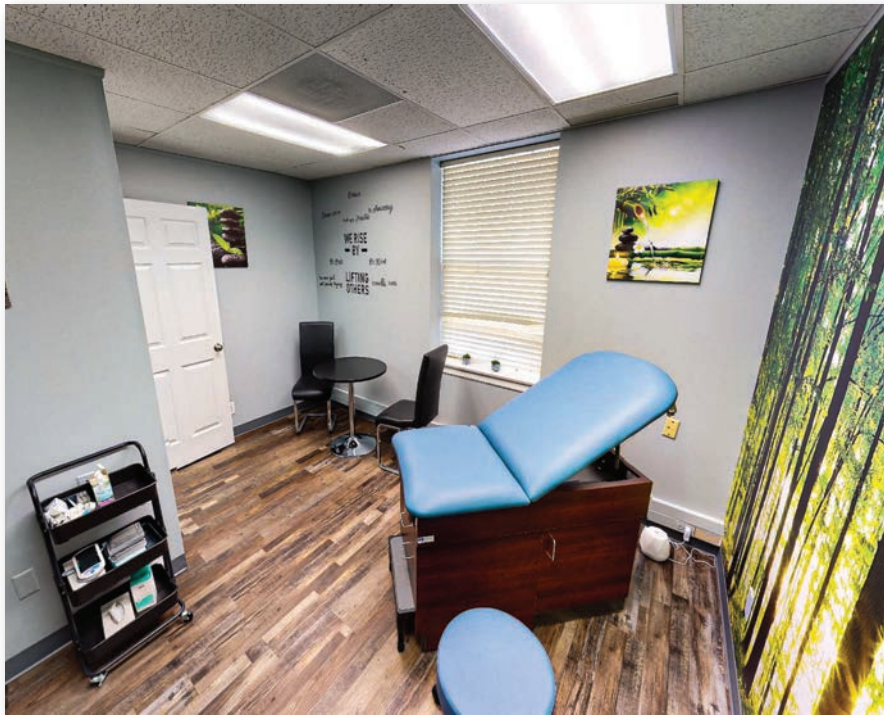
BUILDING SIZE: 10,350 SF BUILDING
(6,050 SF AVAILABLE NOW)

PARKING: 41 PARKING SPACES (4/1,000)

YEAR BUILT: 1976



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PROPERTY HIGHLIGHTS:

- > UNIQUE MEDICAL/OFFICE OPPORTUNITY ALONG 95TH STREET (CENTRALIZED BETWEEN METCALF & NALL AVENUE)
- > 4,300 SF AVAILABLE; CURRENTLY SETUP AS MEDICAL, BUT CAN BE EASILY CONVERTED TO OFFICE
- > PERFECT FOR AN OWNER-USER, SMALL MEDICAL PRACTICE, OR OFFICE TENANT
- > FROM THE WEST SIDE, THE BUILDING IS JUST MINUTES FROM THE NEW 95 METCALF SOUTH MIXED-USE DEVELOPMENT
- > FROM THE EAST SIDE, THE BUILDING IS IN WALKING DISTANCE TO SPROUTS, MEADOWBROOK PARK & NEW MIXED-USE DEVELOPMENT AT 95TH & NALL AVENUE

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VERSATILITY IS EVERYTHING AT NALLWOOD 95:

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AREA REAL ESTATE ADVISORS IS PLEASED TO PRESENT NALLWOOD 95, A 10,350 SF OFFICE/MEDICAL BUILDING FOR SALE OR LEASE IN OVERLAND PARK, KANSAS. A UNIQUELY VERSATILE ASSET, WITH THE ABILITY TO ACCOMMODATE MEDICAL AND/OR OFFICE USE ACROSS TWO FLOORS.

NALLWOOD 95 IS EQUIPPED FOR SINGLE OR MULTI-TENANT USE. IT HAS A PERFECTLY CENTRALIZED LOCATION BETWEEN NALL AND METCALF AVENUE, WITH DIRECT FRONTAGE TO THE HEAVILY TRAFFICKED 95TH STREET. NEW HIGH-END, MIXED-USE DEVELOPMENT ENCASES IT FROM THE EAST AND WEST.



BONUS FEATURES:

- > MEDICAL LAB / LARGE BREAK ROOM
- > MULTI-PURPOSE LOWER-LEVEL THAT COULD REMAIN STORAGE SPACE OR BE CONVERTED TO A SHARED AMENITY SPACE
- > AMPLE PARKING
- > OUTSTANDING SIGNAGE AND VISIBILITY

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BUILDING SIGNAGE:

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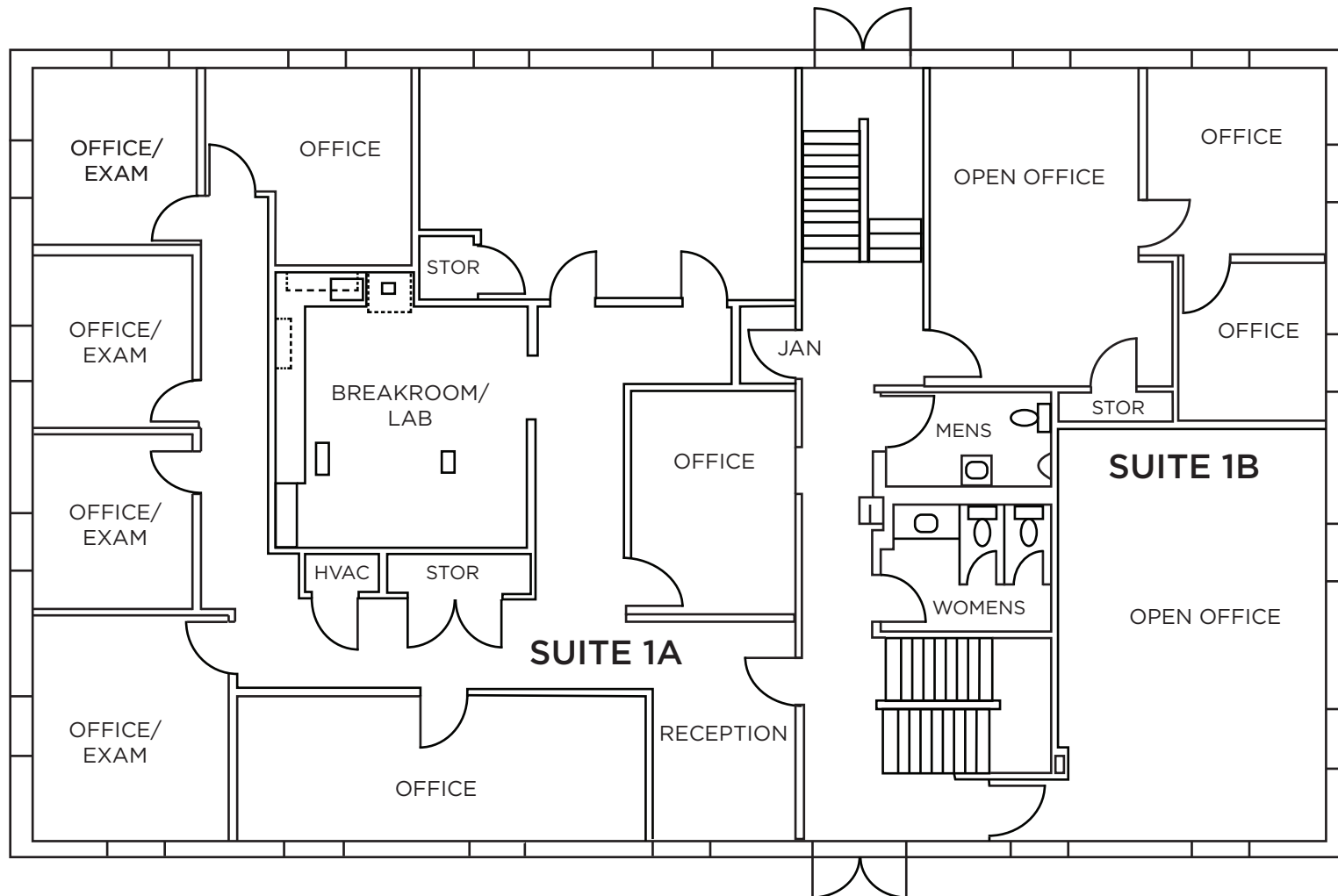
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FIRST FLOOR PLAN:

4,300 SF



THE FIRST FLOOR FEATURES MOVE-IN READY MEDICAL SPACE. ALTERNATIVELY, IT CAN BE EASILY REPOSITIONED FOR OFFICE SPACE THAT WOULD FEATURE SEVERAL PRIVATE OFFICES, A LARGE BREAK ROOM, RECEPTION, AND CONFERENCE ROOM.



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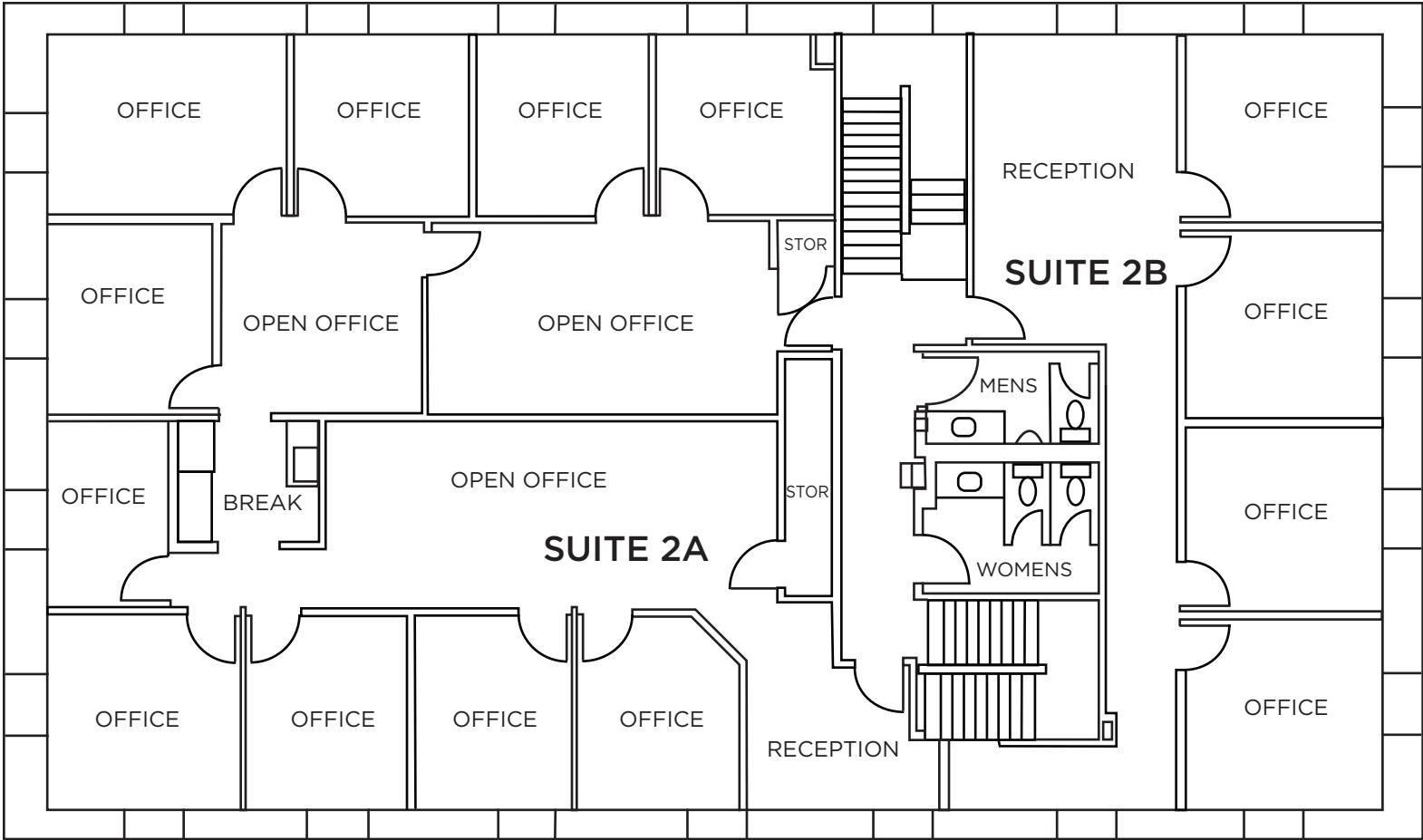
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SECOND FLOOR PLAN:

4,300 SF



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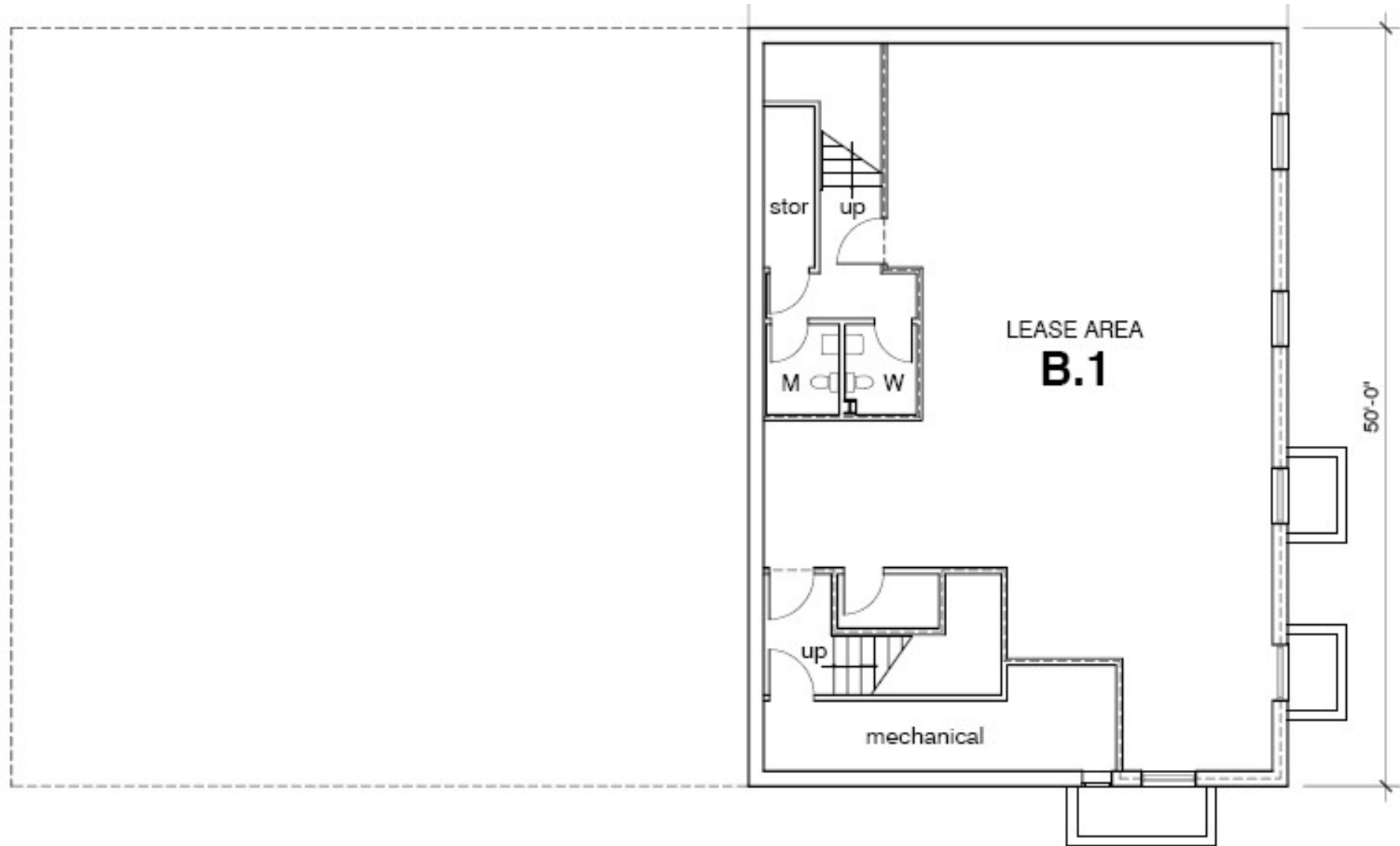
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BASEMENT FLOOR PLAN:

1,750 SF

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INTERIOR VIEW:

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CLICK TO TOUR!

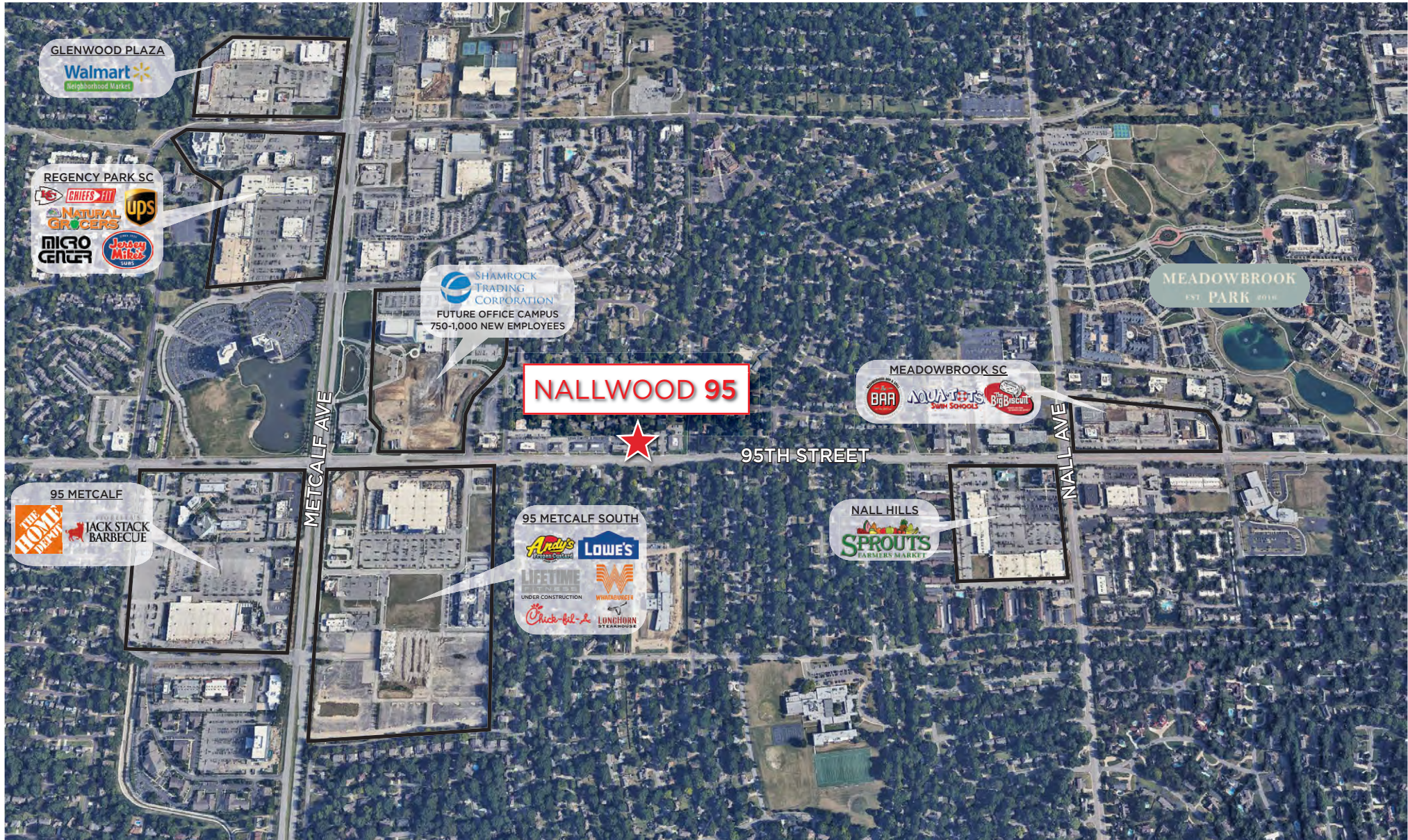
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AERIAL VIEW:



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5-MILE: 255,867

5-MILE: \$106,182

5-MILE: 200,322

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