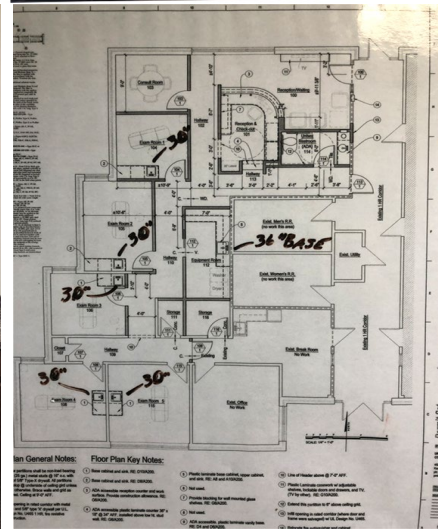


Medical Office Suite for Rent

1971 Sf beautiful healthcare office suite,
11879 W. 112th St. Overland Park, KS 66210

Highlights:

- 1 mile from Overland Park Regional Hospital
- High-end finish, with sink in every room,
- Ground-level entry
- Handicap accessible
- 1 consulting room
- 5 treatment rooms
- 1 office, or optional treatment room
- Equipment room with laundry storage
- Break Room
- Built-in desk, reception and checkout
- Unisex Restroom
- Reception and waiting room
- Ample Parking
- Roof is approx. 1 year old



Triple Net Lease: 1971 SF
\$18.50/SF plus \$5.50 CAM. Approx:\$47,304
Monthly: \$3,942.00 Tenant pays their own utilities.
 5% annual rent inclurease on a 5 year lease

Or:
All inclusive:
\$5000/Month all inclusive
for a 5 years lease including.
(including Elect, Gas, and Water).
 5% annual rent inclurease on a 5 year lease

Listing Agent: Homi Moshiri. Broker, Moshiri Realty Company. 913-207-8000. mhom@aol.com