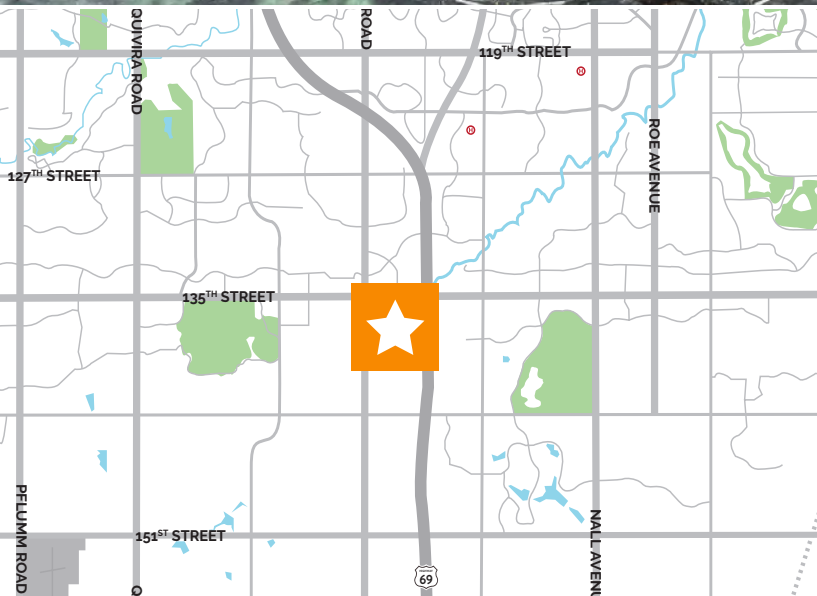


±19,266 SF MEDICAL OFFICE SPACE AVAILABLE

8101 W. 135TH STREET SUBLEASE

OVERLAND PARK, KANSAS | \$22.50 PSF NET OF JANITORIAL



PROPERTY HIGHLIGHTS:

- ±19,266 total square feet; ±4,964 square foot imaging center on the first floor and ±14,302 square foot ambulatory surgery center on second floor
- Generous tenant improvement allowance available to subtenant
- Ideal for specialty medical user
- Abundant dedicated parking with eighty (80) surfaces spaces
- Highly visible exterior signage available
- Sublease through February 2033

FOR MORE INFORMATION, CONTACT:

Miles McCune
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miles.mccune@range-rp.com

Melissa Gall
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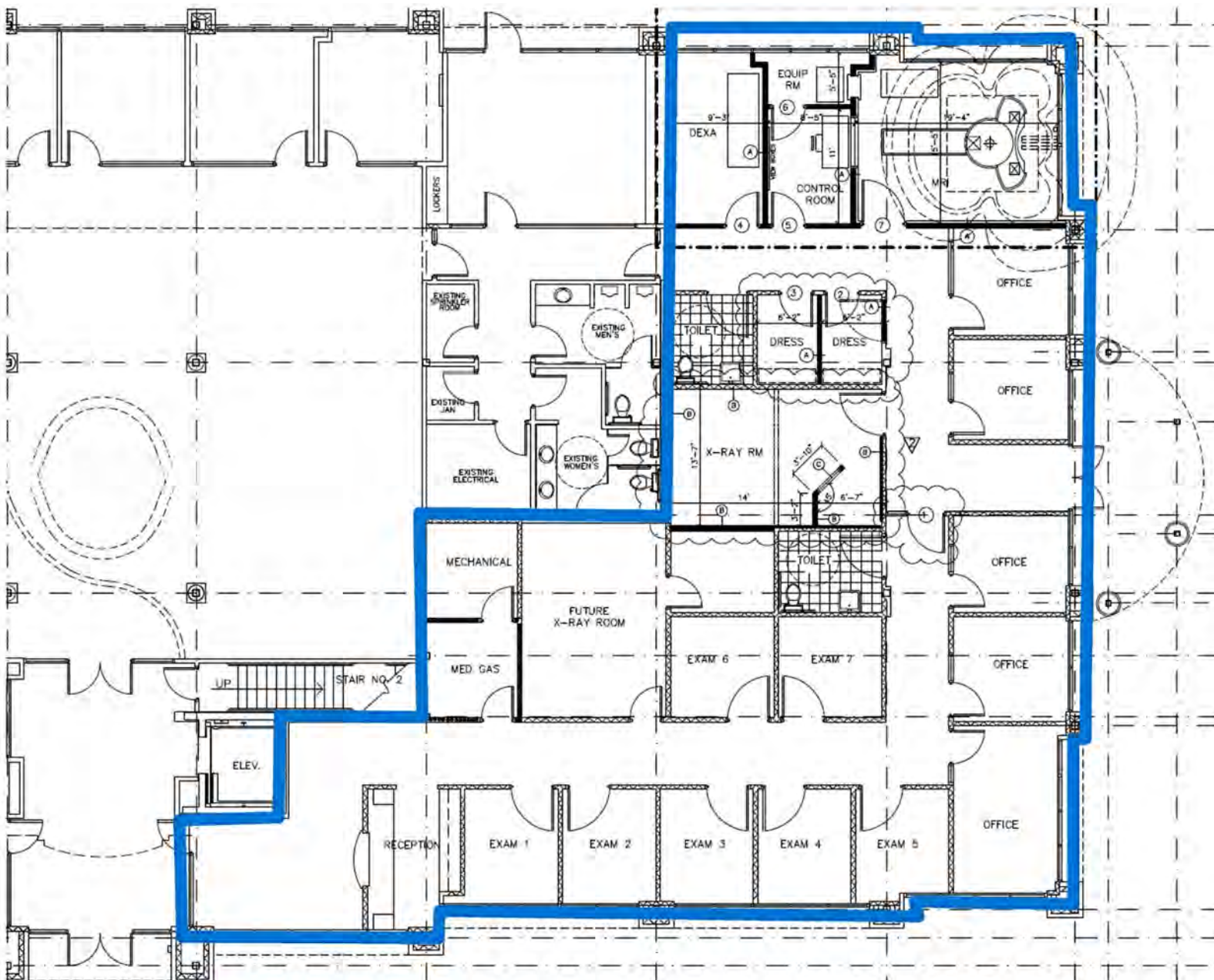
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FLOOR 1: 4,964 SF



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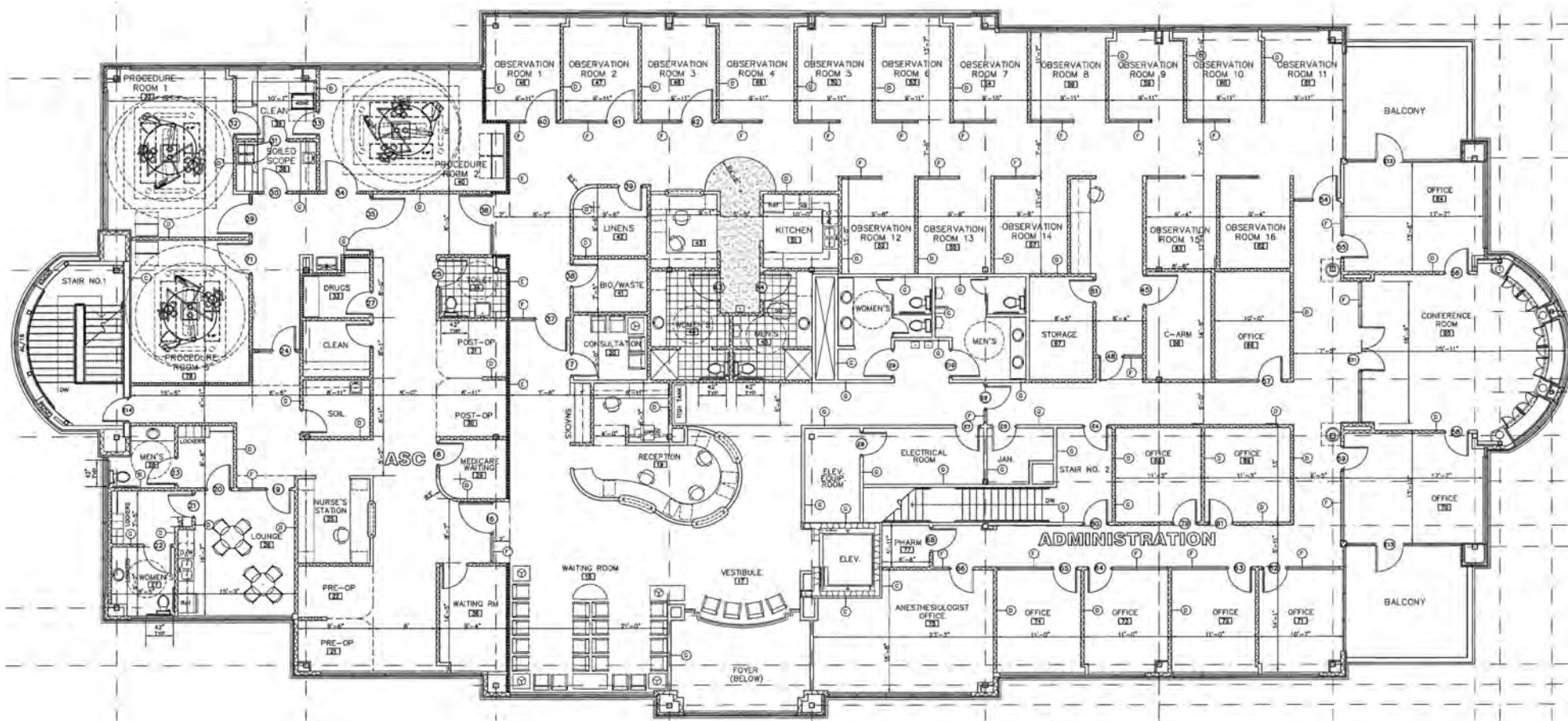
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FLOOR 2: 14,302 SF



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DRIVE TIMES:

- Interstate Access: Highway-69 >5 minutes; 435 10-15 minutes; I-35 15 minutes
- Surrounding Major Retail/ Amenities: 5-10 Minutes
- Downtown KC: 25-30 minutes
- KCI Airport: 45 minutes

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