

# SOUTHRIDGE MEDICAL BUILDING

12541 FOSTER

Overland Park, Kansas 66213

OFFICE FOR LEASE | 1,573± RSF



**Southridge Medical Building** is located adjacent to Saint Luke's South Hospital in Overland Park, Kansas, providing immediate access to their services. The Saint Luke's South multi-specialty ambulatory surgery center located on the first floor of the building is available for all outpatient surgery services. It contains three operating rooms and one swing room. Its location is in the heart of South Johnson County and provides direct access to Metcalf & I-435, major arteries for patients and physicians alike. The building was completed in 2007, providing the latest medical technologies.

RENTABLE BUILDING AREA	57,844± RSF
BASE RENTAL RATE	\$21.00 PSF
LEASE TYPE	NNN

FOR MORE INFORMATION, PLEASE CONTACT:

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# BUILDING FACTS

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BUILDING SIZE: 57,844 RSF

COMPLETION DATE: 2007

RENTAL RATE: \$21.00, NNN

OPERATING COSTS: The rental rate is net of operating costs for the property, including common area maintenance, taxes, insurance, utilities, janitorial, and building management.

LAST FINISHED SUITE: Suite 200 has been finished in white box condition which includes sheetrock, ceiling lighting, and HVAC. The suite can be finished for medical or office use designed to suit in 45 days.

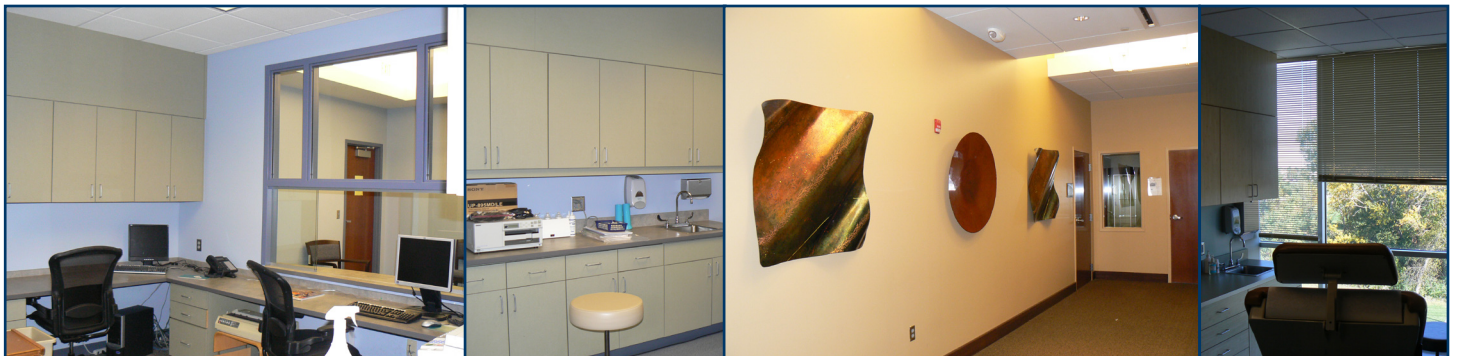
FLOORS: Three

ELEVATORS: Two

PARKING: 289 surface parking stalls

LOCATION: Adjacent to Saint Luke's South Hospital at 125th & Metcalf

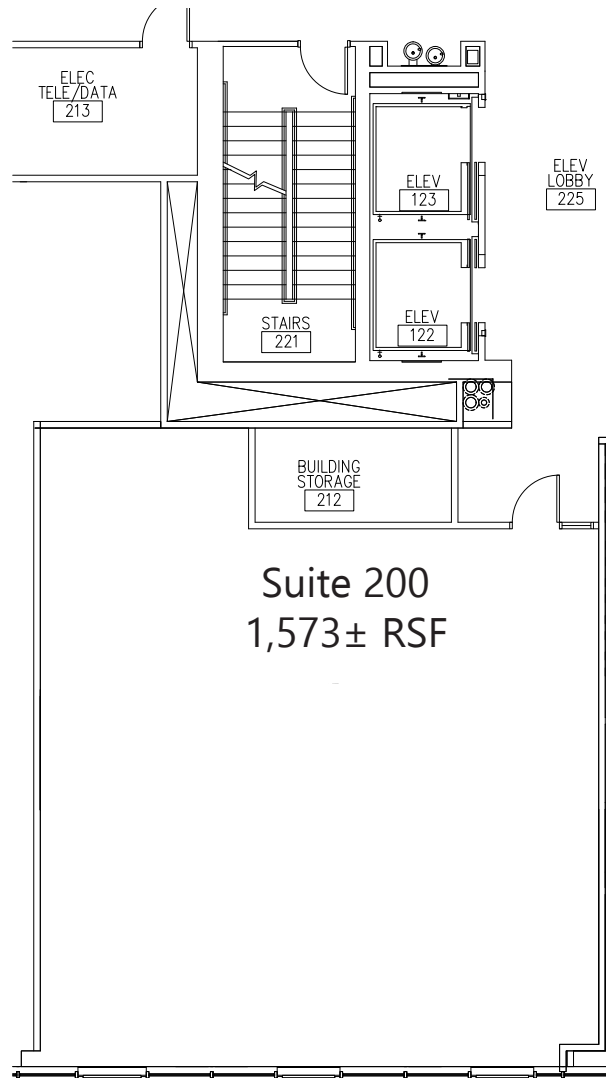
NEARBY AMENITIES: Retail shopping includes Costco, Target, Kohl's, Best Buy, Bed Bath & Beyond, and much more. Restaurant services include major varieties from sandwiches to high quality dining nearby. Hotel services are multiple and provide upper quality business to child-friendly, all within blocks of the building.



**Saint Luke's South Surgery Center** is located on the first floor of the building. The Center contains three operating rooms and one swing room.



## Floor Plan



White box suite and  
ready for construction

AERIAL

