

New On-Campus Centerpoint Medical Office Building

NWC 39th Street & Little Blue Parkway, Independence, MO



PROPOSED - NEW 60,000 SF
MEDICAL OFFICE BUILDING



HOME

HIGHLIGHTS

LOCATION

SITE PLAN

RENDERINGS

FLOOR PLANS

CENTERPOINT FACTS

For more information, please contact:

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Highlights

- Approximately 60,000 SF building
- On-campus location neighboring Centerpoint Medical Center
- New construction, first generation space
- Construction to begin with 30,000 SF pre-leased
- Parking ratio: 5 per 1,000
- Lease rate: \$22.25 PSF NNN
- Expenses projected at \$10.25 PSF
- Generous \$60.00 PSF tenant finish allowance
- Signage opportunities
- Cash flow participation opportunity
- Seeking medical users such as:
 - » Dermatology
 - » Eye Centers
 - » ENT
 - » Dental
 - » Allergy
 - » Anesthesiology
 - » Endocrinology
 - » Gastroenterology
 - » Pain Management
 - » Hematology
 - » Internal Medicine
 - » Nephrology
 - » Pediatrics
 - » Radiology
 - » Family Medicine
 - » Bariatrics

Demographics

	1 Mile	3 Miles	5 Miles	15 Miles
Population		50,037	128,591	781,364
Households	1,548	20,800	51,916	317,125
Average HH Income	\$75,792	\$80,813	\$75,080	\$68,593
Daytime Population		43,038	110,423	861,029
# Businesses	253	1,394	4,225	28,433
Total Health Care	\$4,748.82	5,947.68	\$5,645.66	\$4,880.64
Health Insurance	\$3,133.47	\$3,918.88	\$3,718.97	\$3,208.90
Lab Tests/X-Rays	\$63.93	\$79.06	\$74.17	\$64.30
Other Medical	\$29.50	\$41.09	\$38.97	\$33.15
Physician Services	\$235.18	\$282.89	\$269.69	\$237.53

The Boyer Company is one of the largest full-service real estate development firms in the Western United States. Boyer has developed over 35 million square feet of commercial space, including over 4 million square feet of healthcare related projects.

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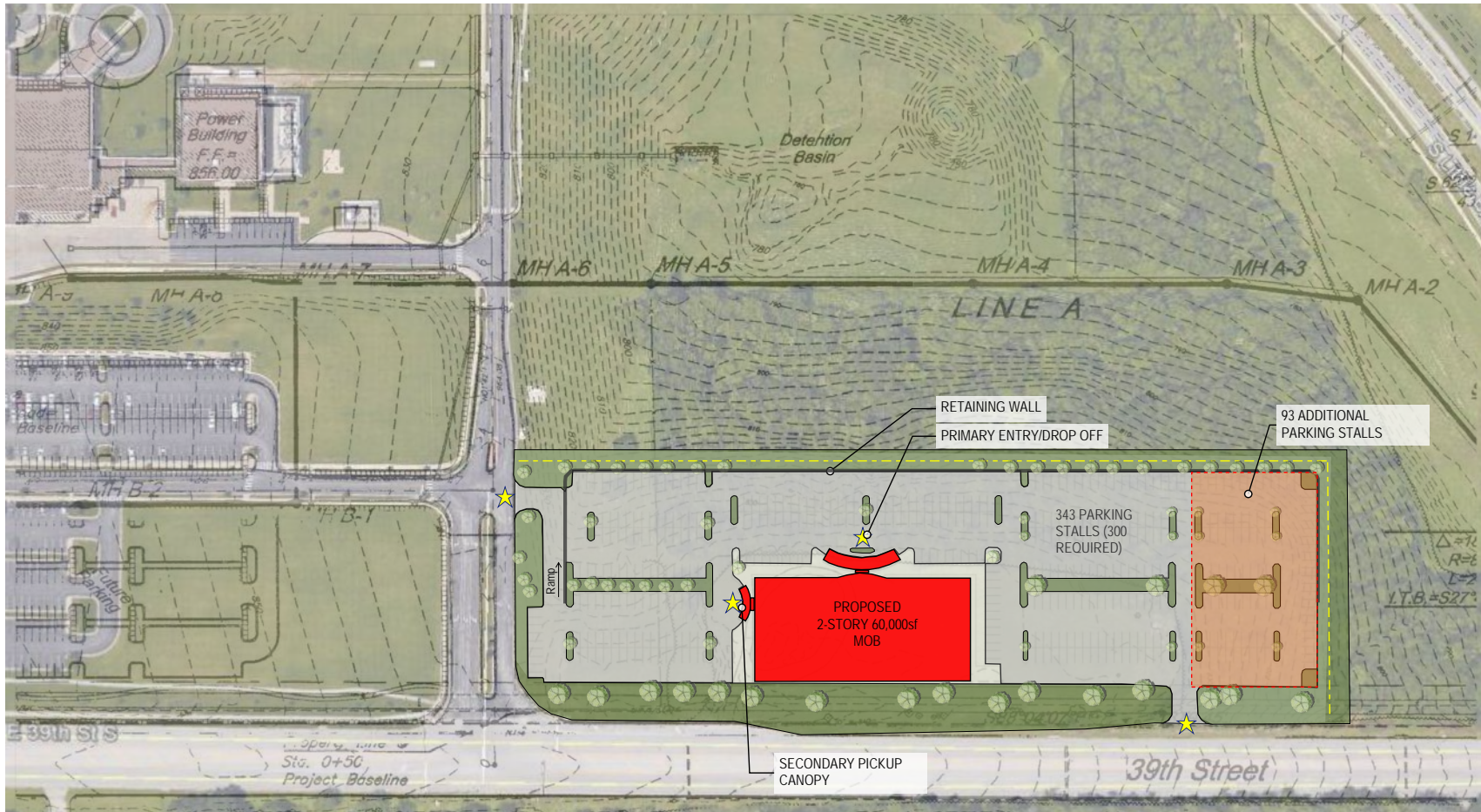
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Site Plan



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View Next Rendering



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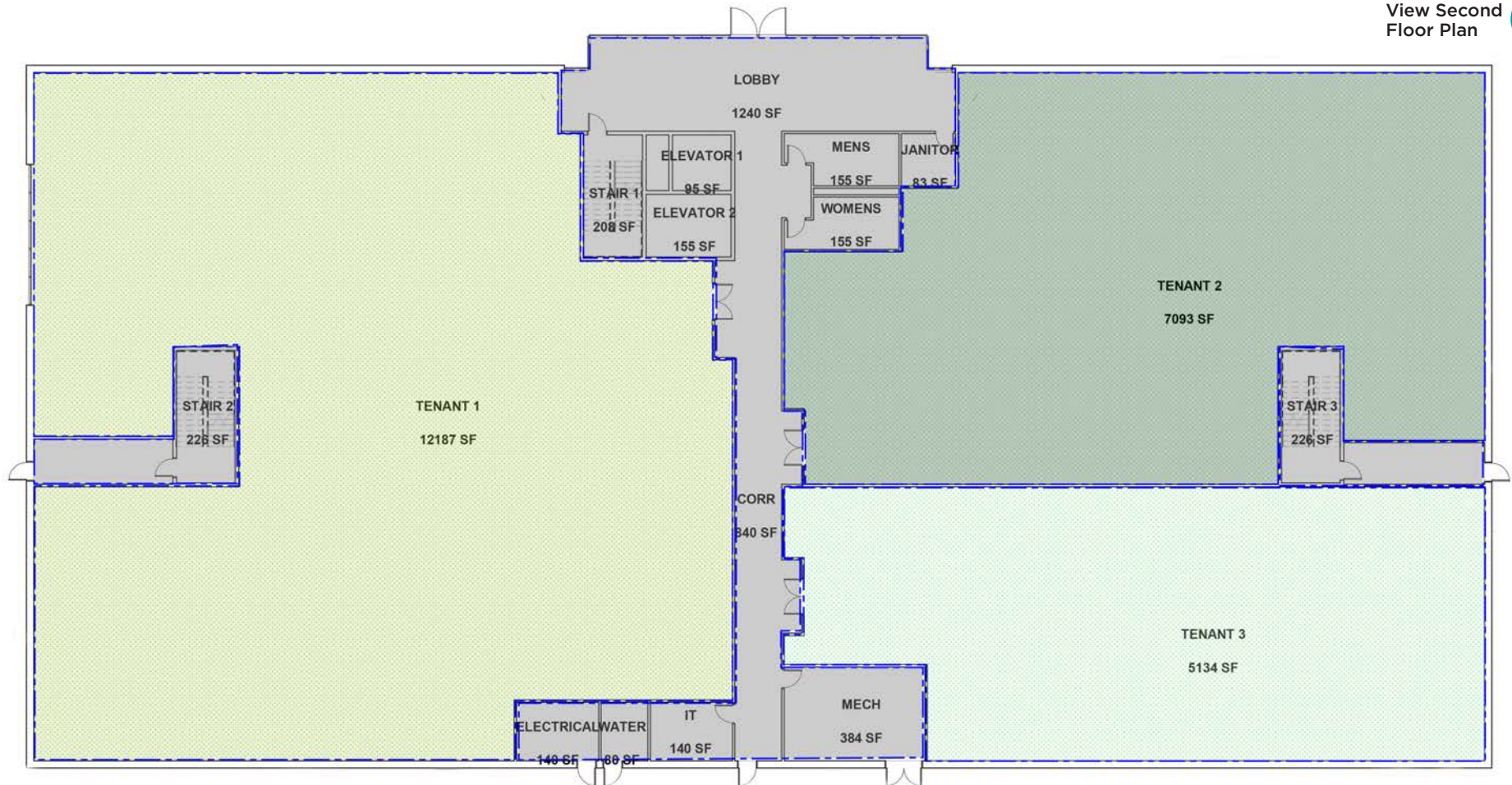
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First Floor

View Second Floor Plan



Floor layouts are conceptual and the space can be planned for larger and smaller tenants.

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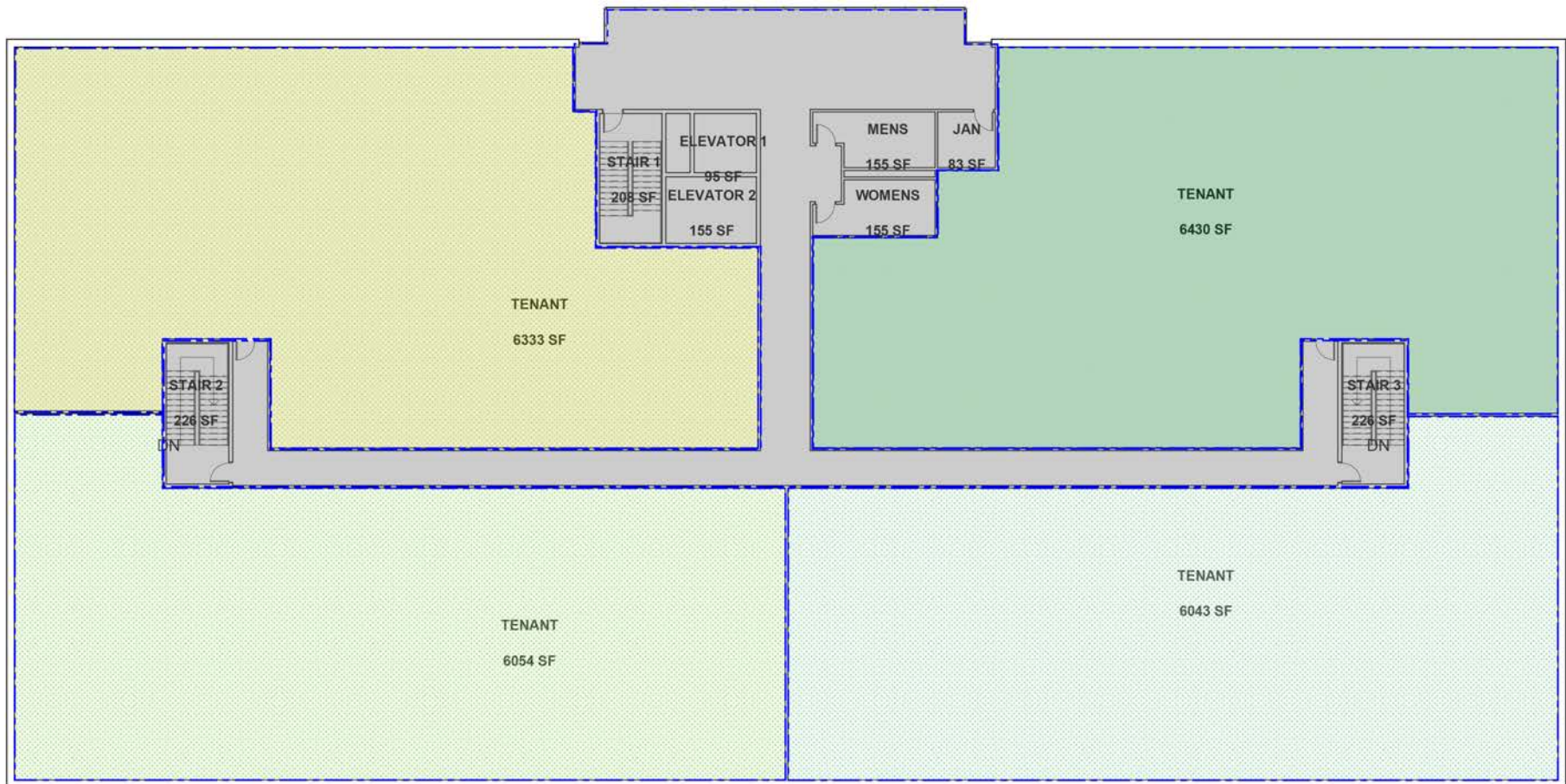
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Second Floor



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Centerpoint Medical Center Facts

Current Hospital Expansion Project:

- \$59 Million project
- Three new floors
- Expansion of monitoring medical/surgical beds by 36 beds
- 12 new ICU beds
- New 16-bed Physical Medicine and Rehabilitation unit
- New total of 269 acute-care private beds
- Expanding to over 440 physicians and over 1,300 staff
- New \$20 Million Cancer Center

Services:

- Cancer Care
- Cardiology
- Level II Trauma Center
- Gastroenterology
- Level III Neonatal Intensive Care Unit
- Neurosciences
- Orthopedics
- Pain Management
- Radiology/Imaging
- Rehabilitation
- Sports Medicine
- Sleep Disorder Center
- Surgery
- Women's Center
- Wound Care



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