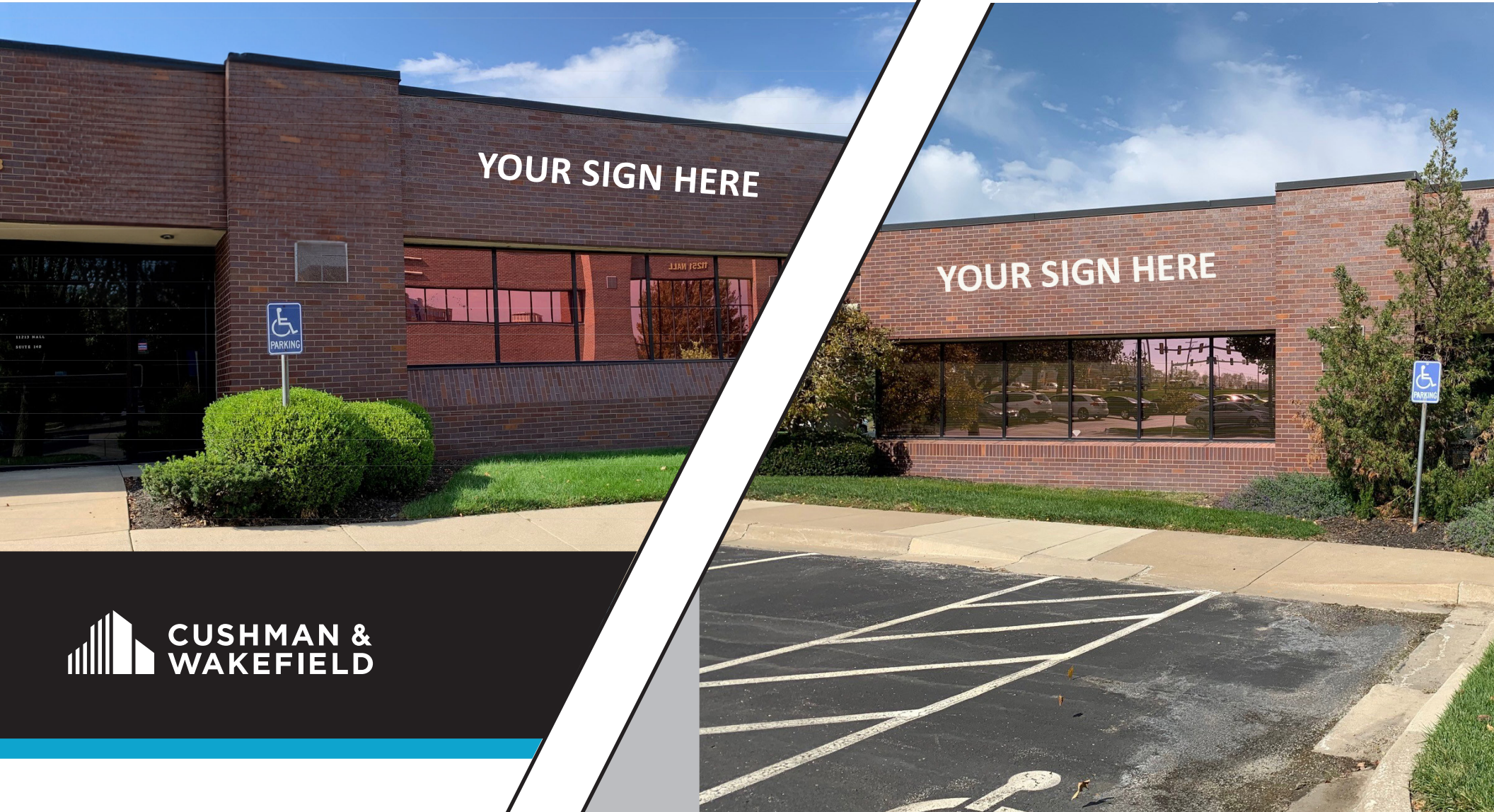


MEDICAL OFFICE FOR LEASE

11213 NALL AVENUE
LEAWOOD, KS 66211



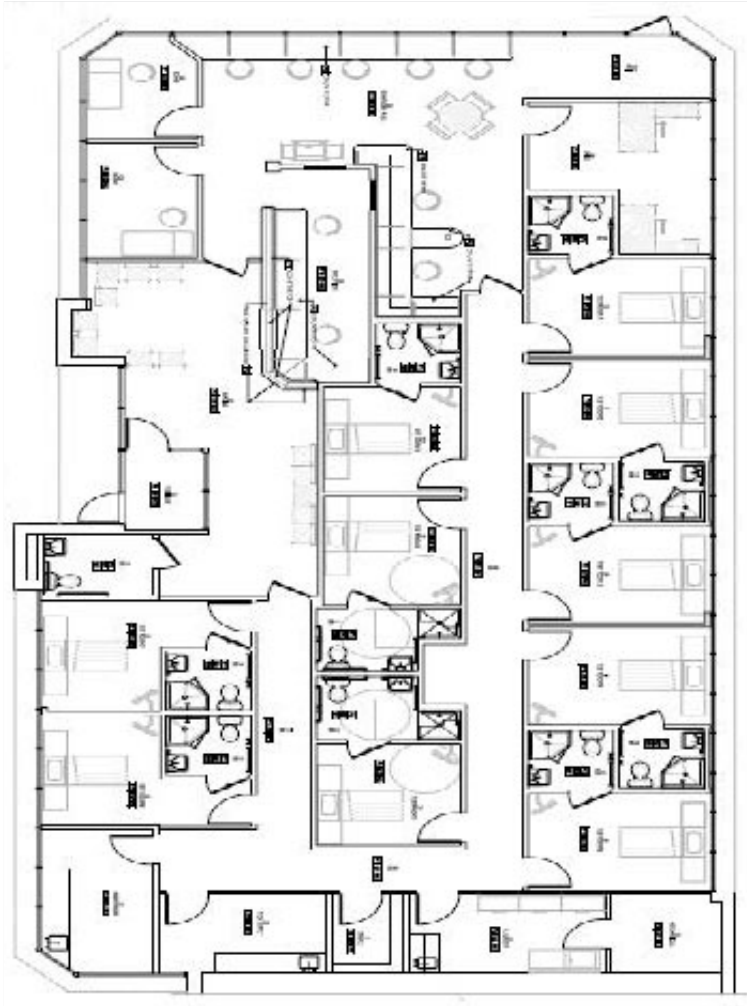
**CUSHMAN &
WAKEFIELD**

HIGHLIGHTS

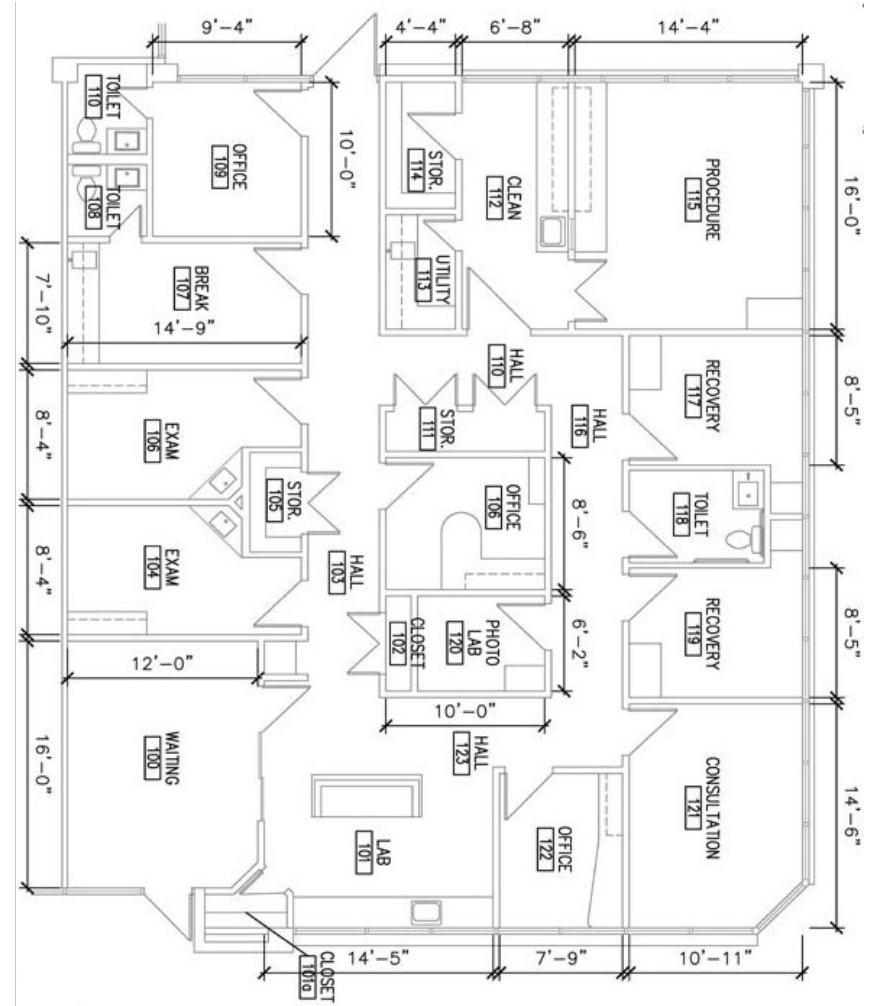
- Suite 100 4,605 SF | \$16.00/SF NNN
- Suite 140 2,690 SF | \$14.00/SF NNN
- Located in University Park, a well maintained office and medical park
- High visibility with building signage available above Tenant's suite
- Ideal location for a medical spa, dental, medical practice, sleep center, or general office use
- Located within close proximity to great restaurants and premier shopping
- Convenient parking with drive-up suite access
- Moments from the I-435 & Nall Avenue interchange



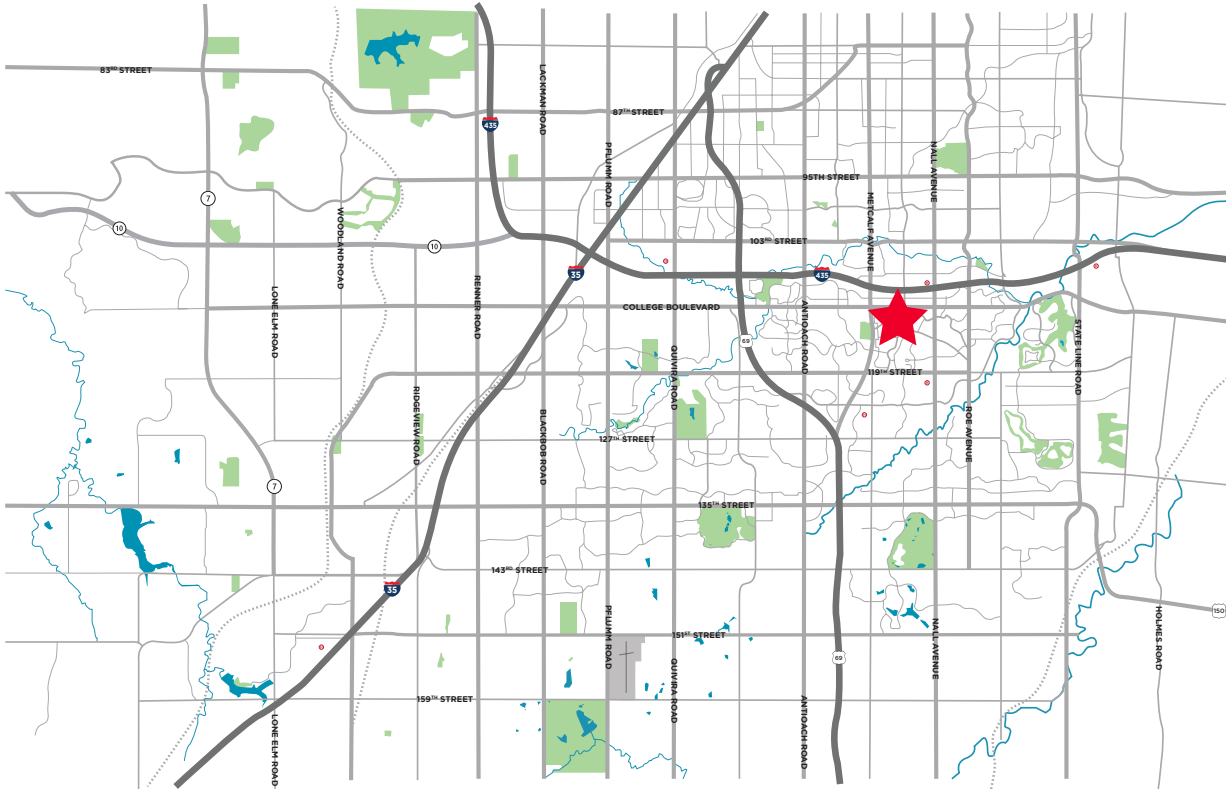
FLOOR PLANS



SUITE 100



SUITE 140



Suzanne Dimmel, CCIM
 suzanne.dimmel@cushwake.com
 +1 816 412 0271
 cushmanwakefield.com

DEMOGRAPHICS



Andrew Greene
 andrew.greene@cushwake.com
 +1 816 216 5654
 cushmanwakefield.com

	Population	Average Household Income	Households
1 Mile	4,250	\$ 187,799	2,485
3 Miles	80,266	\$ 144,376	35,514
5 Miles	235,234	\$127,517	102,007

Marty Gilchrist, CCIM
 marty.gilchrist@cushwake.com
 +1 816 216 5655
 cushmanwakefield.com

AREA AMENITIES



435

HYATT PLACE

College Boulevard

WOMEN'S HEALTH
REGAIN

University Park
IV Endodontics

HERE

SWISS

LEAWOOD DENTAL

Chick-fil-A

WATABURGERS

Nail Avenue

W 112th Street

KMC



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Suzanne Dimmel, CCIM
suzanne.dimmel@cushwake.com
+1 816 412 0271
cushmanwakefield.com

Andrew Greene
andrew.greene@cushwake.com
+1 816 216 5654
cushmanwakefield.com

Marty Gilchrist, CCIM
marty.gilchrist@cushwake.com
+1 816 216 5655
cushmanwakefield.com