OFFICE FOR SALE OR LEASE

NALLWOOD 95

6400 W 95TH STREET • OVERLAND PARK, KS

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BUILDING **DETAILS:**

ADDRESS: 6400 W 95th Street
Overland Park, KS

SALE PRICE: $1,450,000

LEASE RATE: $22/PSF

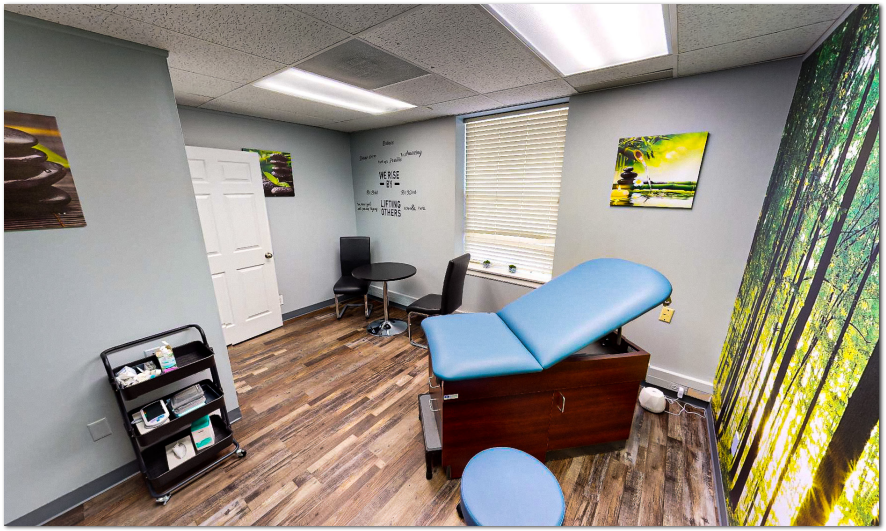
LAND SIZE: 0.64 Acres

BUILDING SIZE: 10,350 SF
> 1st Floor: 4,300 SF office/medical
> 2nd Floor: 4,300 SF (fully leased)
> Basement: 1,200 SF storage

PARKING: 41 parking spaces (4/1,000)

YEAR BUILT: 1976

CLICK TO TOUR



PROPERTY **HIGHLIGHTS:**

> Unique medical/office opportunity along 95th Street (centralized between Metcalf & Nall Avenue)

> Perfect for an owner-user, small medical practice, or office tenant

> From the west side, the building is just minutes from the new 95 Metcalf South mixed-use development

> From the east side, the building is in walking distance to Sprouts, Meadowbrook Park & new mixed-use development at 95th & Nall

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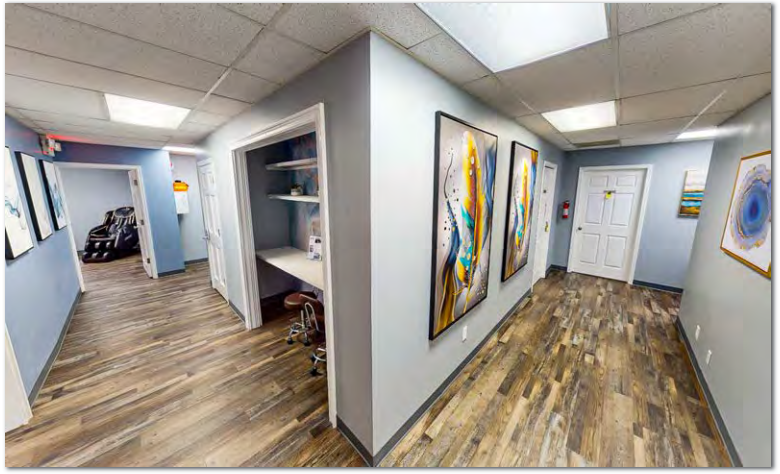
VERSATILITY IS EVERYTHING AT **NALLWOOD 95:**

AREA Real Estate Advisors is pleased to present Nallwood **95**, a 10,350 SF office/medical building For Sale or Lease in Overland Park, Kansas. A uniquely versatile asset, with the ability to accommodate medical and/or office use across two floors.

Nallwood **95** is equipped for single or multi-tenant use. It has a perfectly centralized location between Nall and Metcalf Avenue, with direct frontage to the heavily trafficked 95th Street. New high-end, mixed-use development encases it from the east and west.



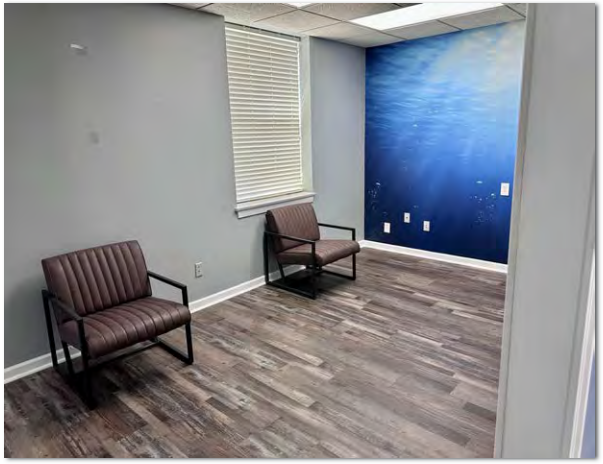
BONUS **FEATURES:**

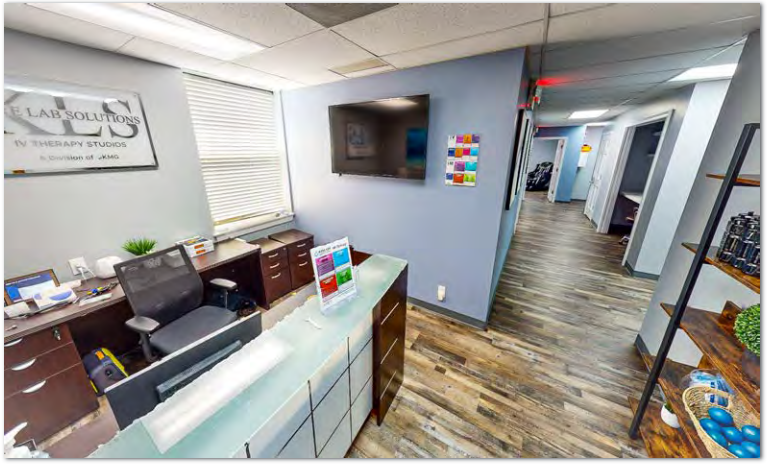
> Medical lab / large break room

> Multi-purpose lower-level that could remain storage space or be converted to a shared amenity space

> Ample parking

> Outstanding signage and visibility





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BUILDING **SIGNAGE:**

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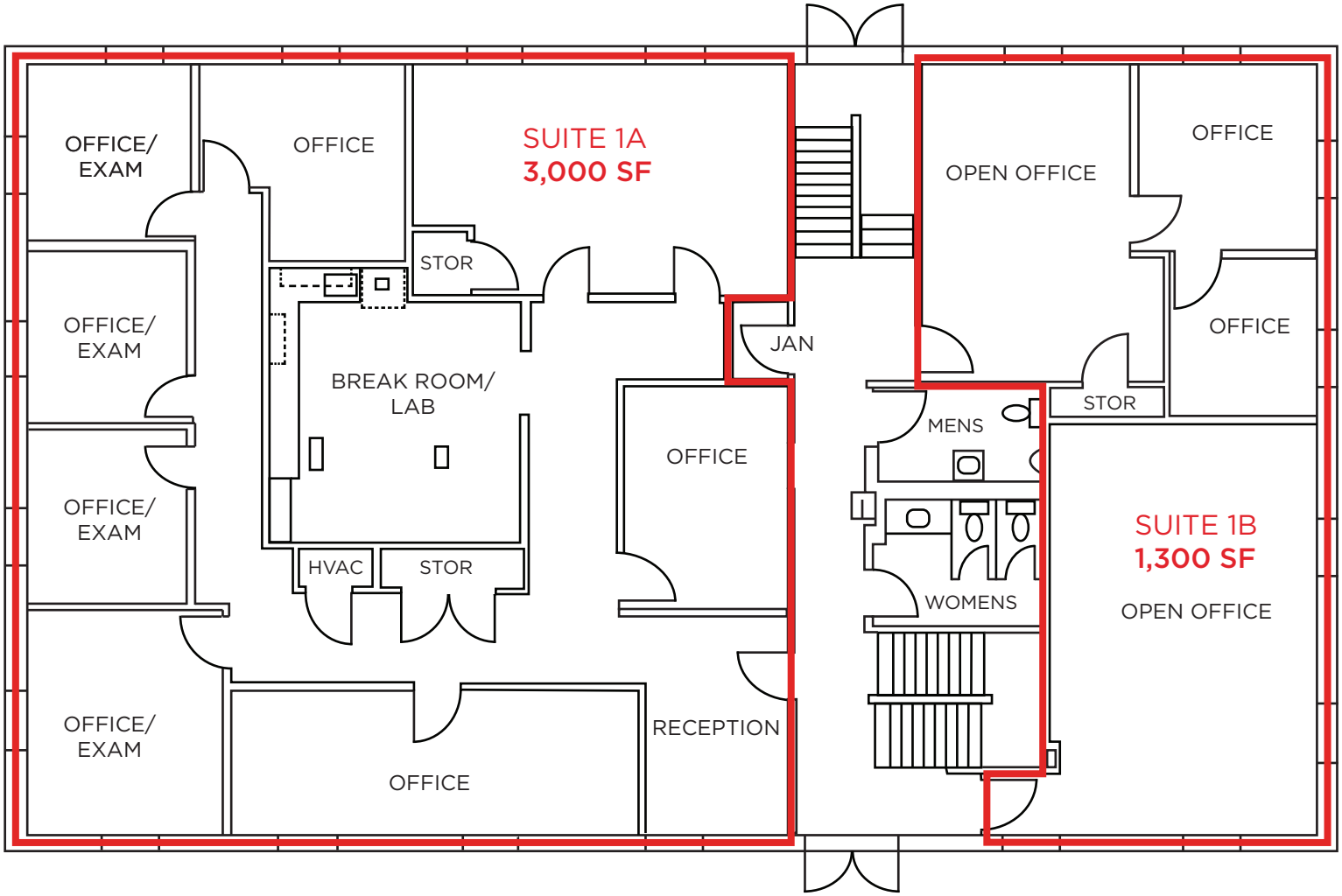
FIRST FLOOR **PLAN:**

1,300 - 4,300 SF Available Now

The first-floor features a move-in ready medical space. Alternatively, it can be easily repositioned for office space that would feature several private offices, a large break room, reception, and conference room.



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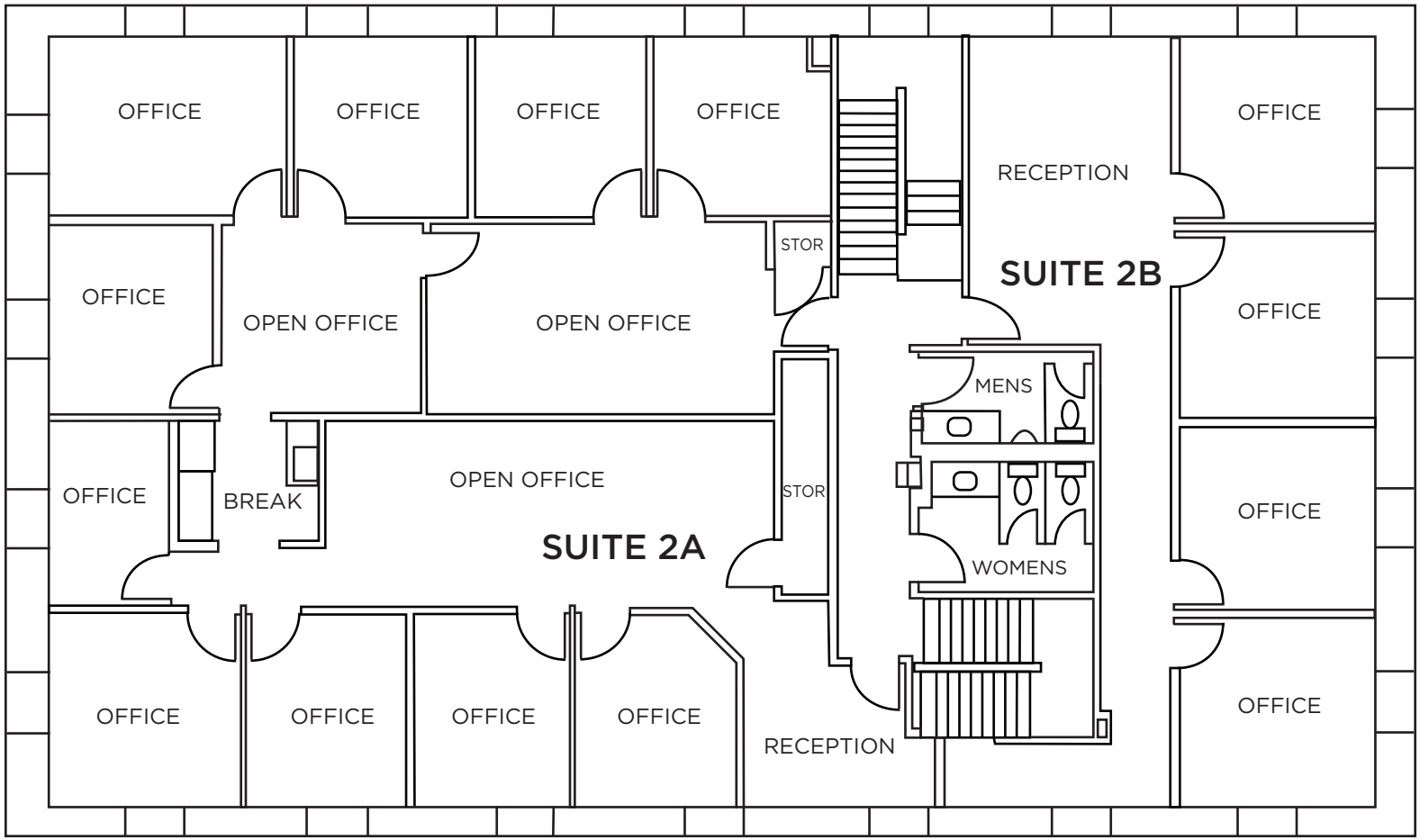
SECOND FLOOR **PLAN:**

4,300 SF Fully Leased



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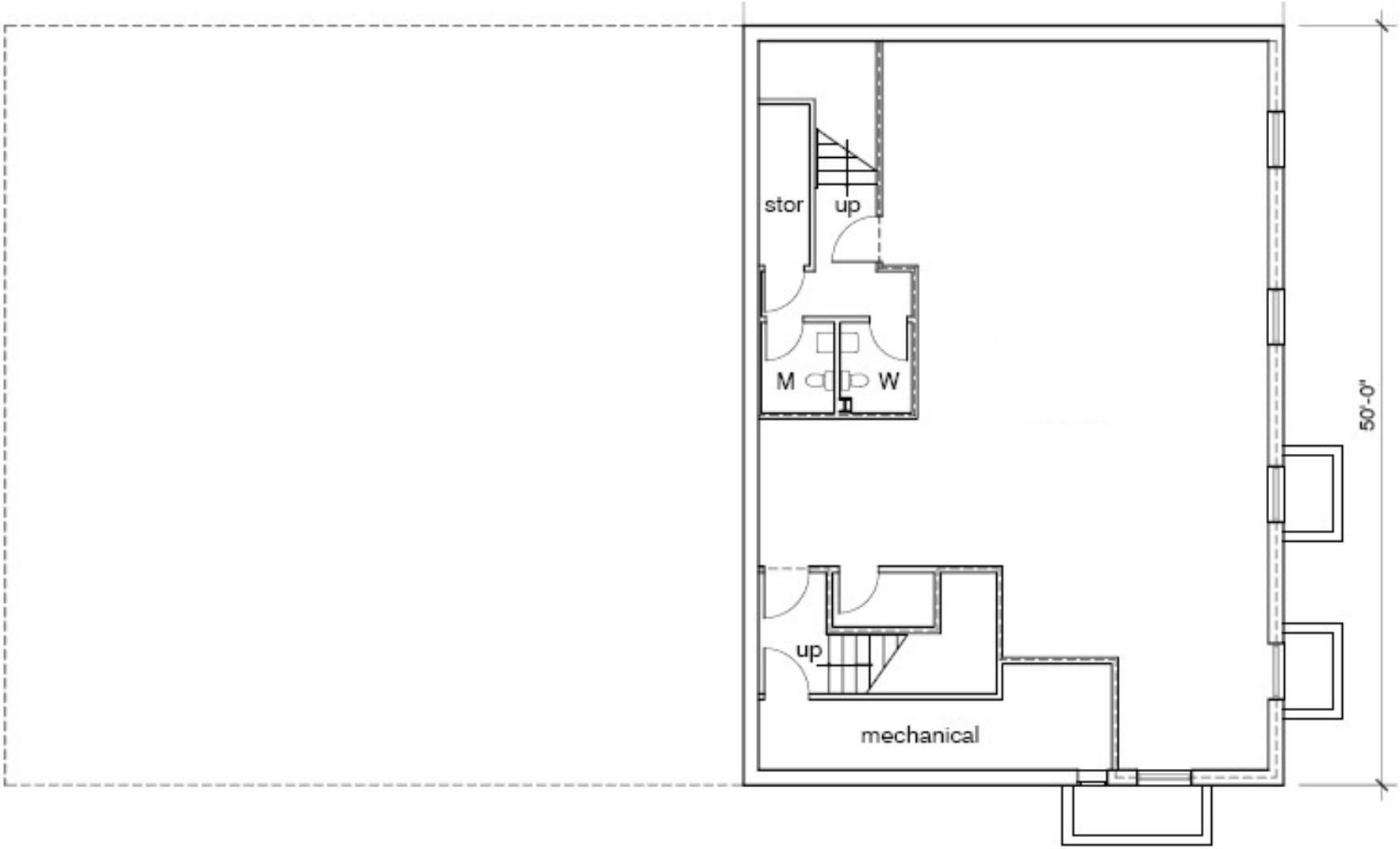
BASEMENT FLOOR **PLAN:**

1,200 SF Available Now



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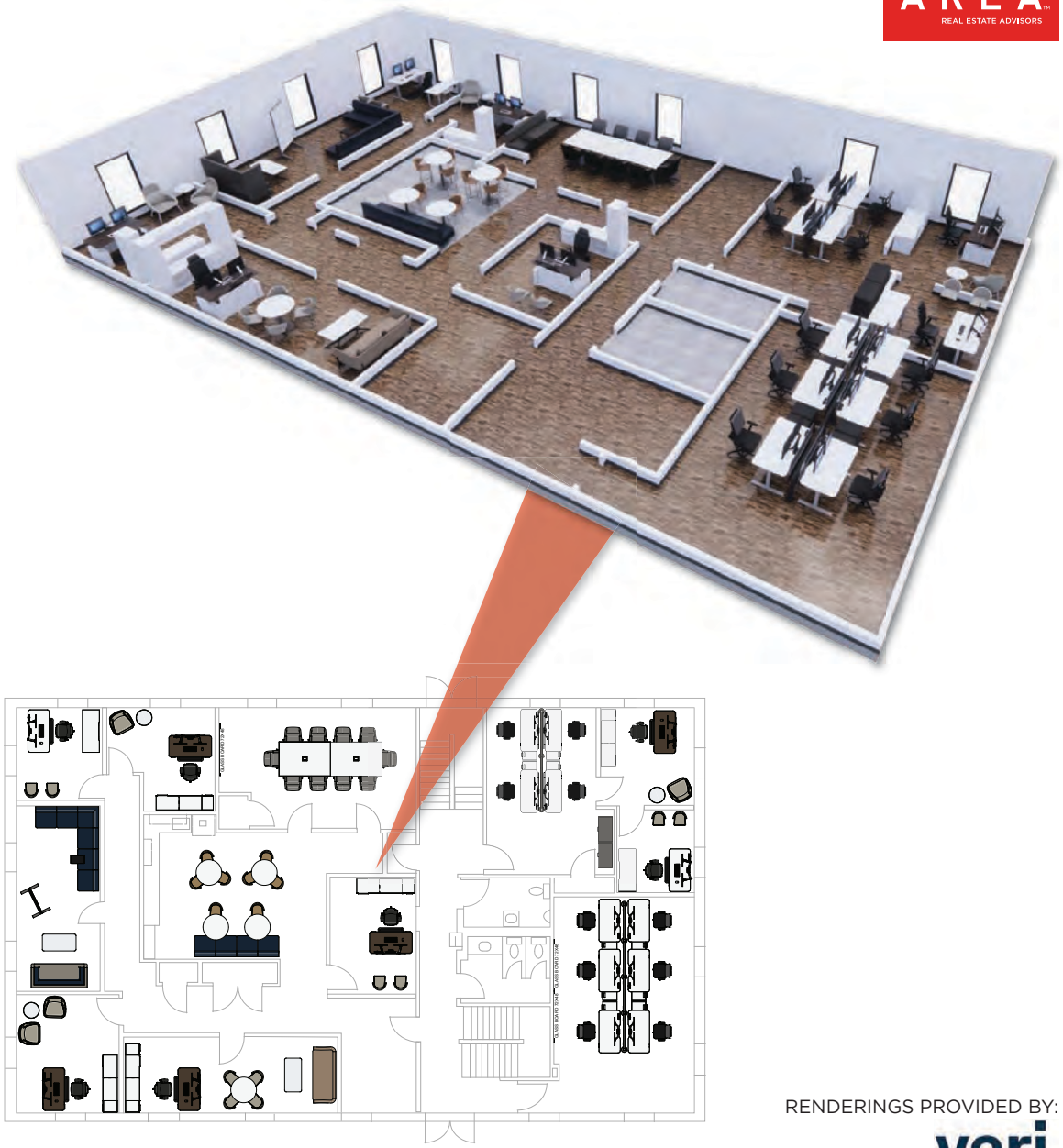
CONCEPTUAL **RENDERINGS:**



RENDERINGS PROVIDED BY:

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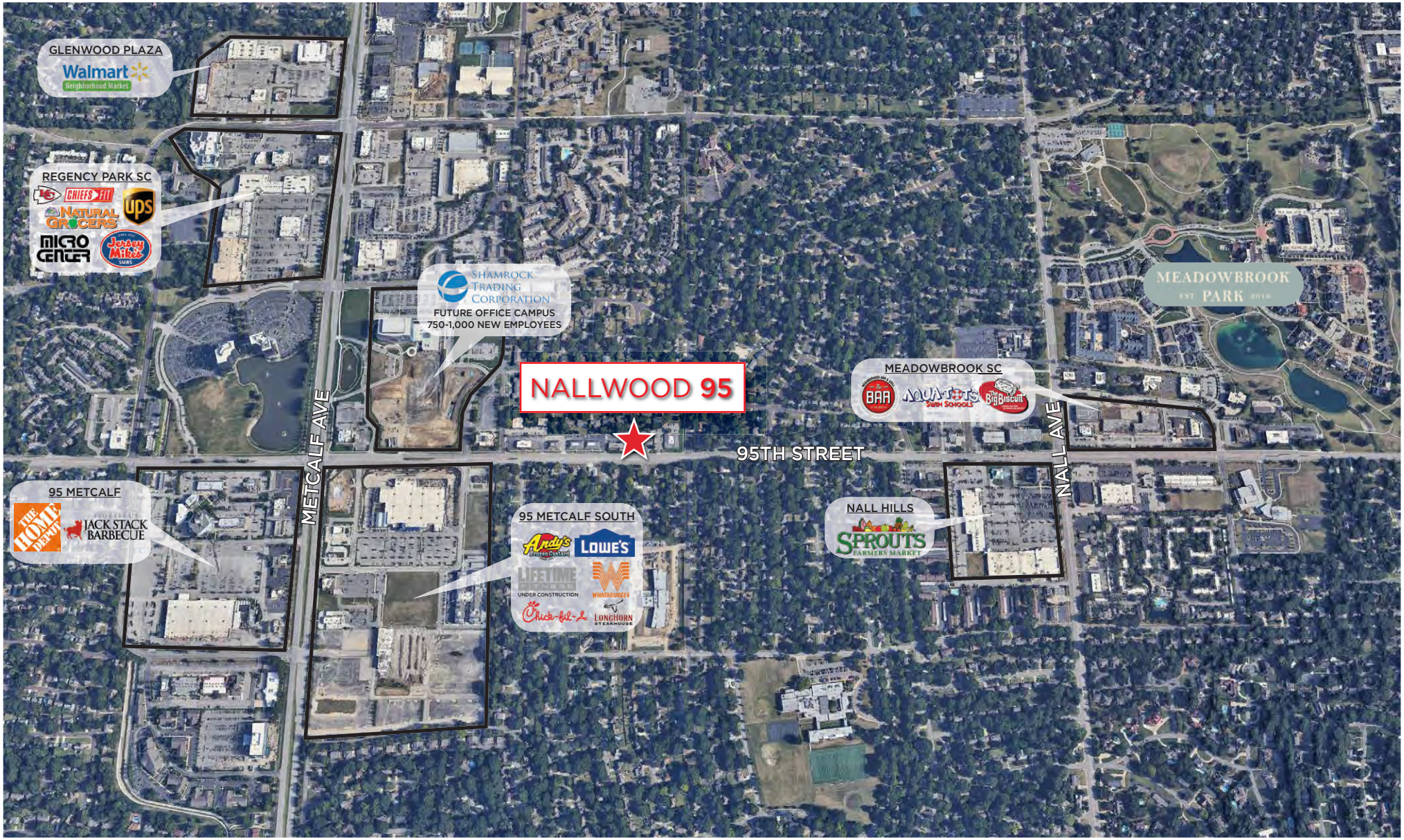
AERIAL **VIEW:**



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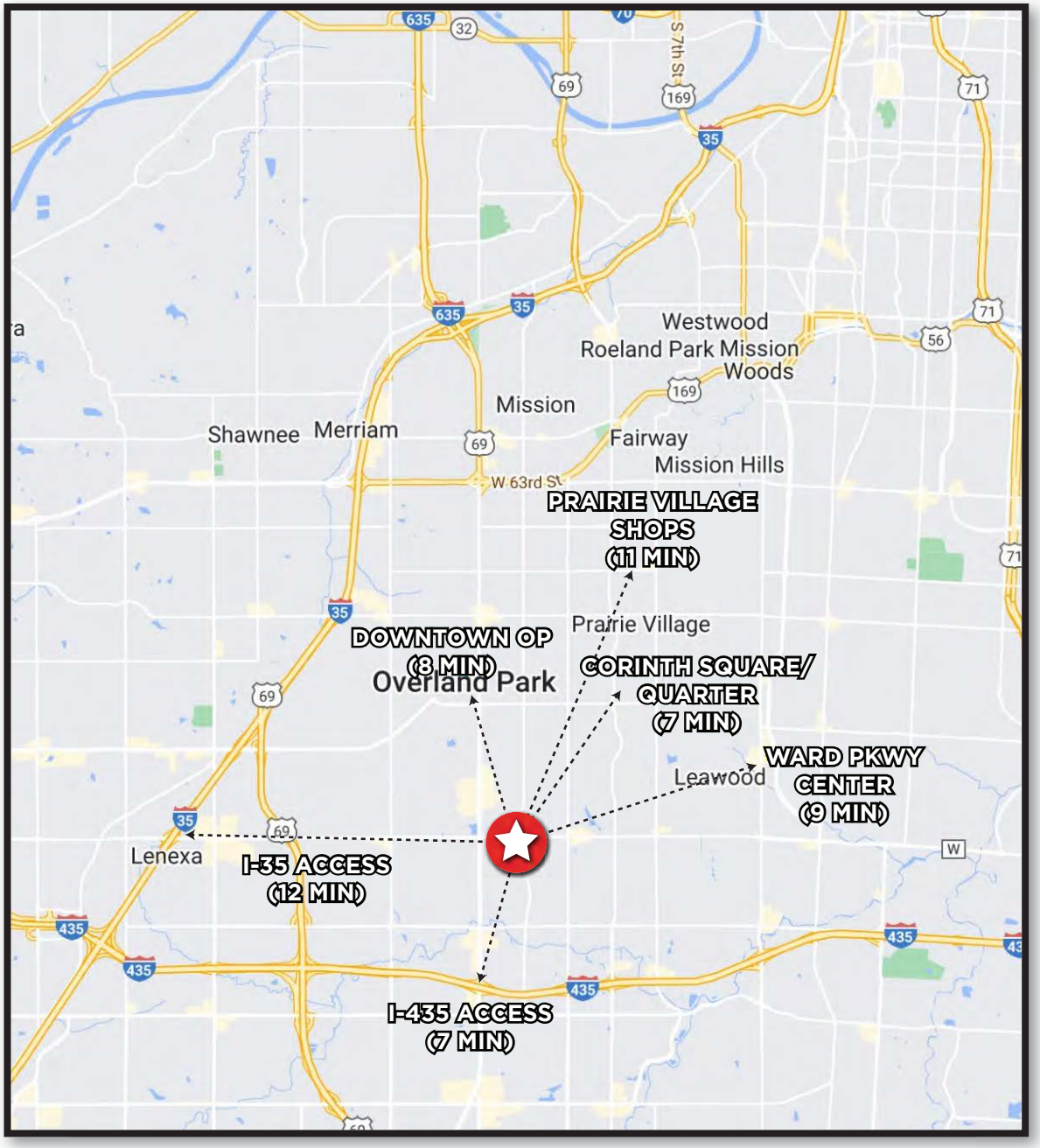
DRIVE **TIMES:**



AREA **DEMOGRAPHICS:**

POPULATION:

1-MILE: 11,491

3-MILE: 96,318

5-MILE: 255,867

AVG. HOUSEHOLD INCOME:

1-MILE: $94,729

3-MILE: $108,922

5-MILE: $106,182

DAYTIME POPULATION:

1-MILE: 6,404

3-MILE: 80,678

5-MILE: 200,322

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