



# MOVE-IN READY MEDICAL SUITE

Turnkey Space in Corporate Lakes Office Park  
6740 W. 121st Street, Overland Park, Kansas



## LEASE RATE: \$24.50/SF FULL SERVICE | 3,055 SF SPACE

- **Move-In Ready Medical Suite:** Suite 100 offers 3,055 RSF of modern, turnkey medical space available at \$24.50 PSF, Full Service. The suite features 7 existing exam rooms, in-suite plumbing, multiple offices, a dedicated break room, and a spacious reception/waiting area, eliminating costly buildout expenses and allowing for accelerated occupancy.
- **Premier Johnson County Location:** Located within Corporate Lakes, a scenic, well-maintained 22-building office park in the heart of Overland Park's affluent Blue Valley submarket, ideally positioned between St. Luke's South Hospital and Menorah Medical Center.
- **Outstanding Visibility & Accessibility:** Convenient access to US-69 (34,282 VPD), 119th Street (41,077 VPD), and Metcalf Avenue (19,901 VPD). The property offers approximately 53 dedicated surface parking spaces (4.7:1,000 SF), three separate tenant entrances, and monument signage opportunities.
- **Surrounded by National Retail:** Located near major retail destinations, including Costco, Whole Foods, Target, and Town Center Plaza, all within an approximately 8-minute drive.
- **Exceptional Demographics:** Average household incomes ranging from \$147,000 to \$173,000 within a five-mile radius, combined with a daytime population exceeding 238,000, provide a strong patient and customer base.
- **Professional Ownership & Management:** Benefit from responsive on-site management, experienced local ownership, and a beautifully maintained office park environment designed to support long-term tenant success.
- [Click Here to View Walkthrough Video of Available Space](#)



CLICK HERE TO VIEW MORE LISTING INFORMATION

[For More Information Contact:](#)

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*Exclusive Agents*

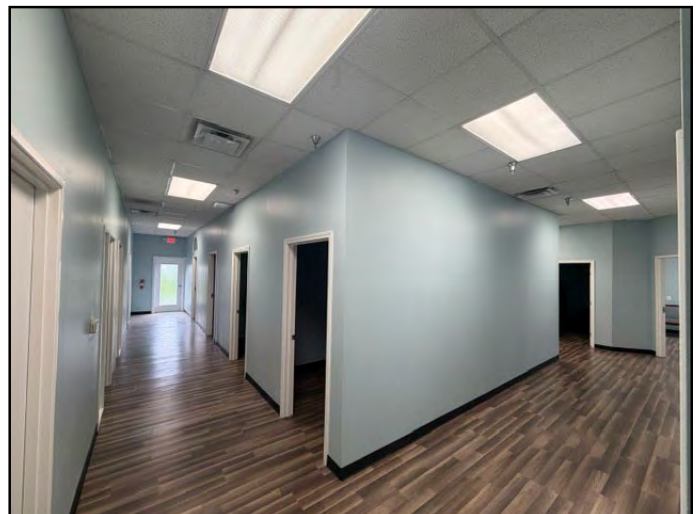
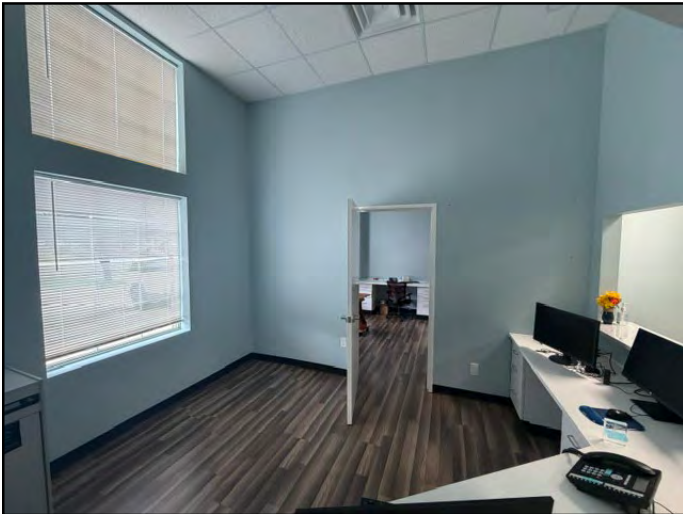




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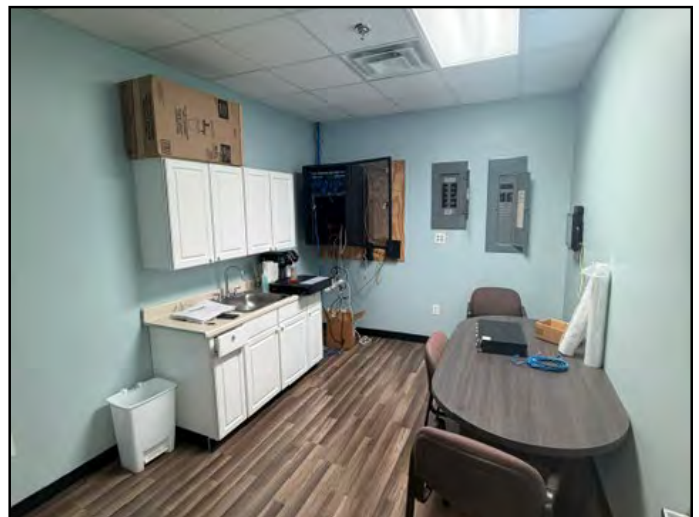
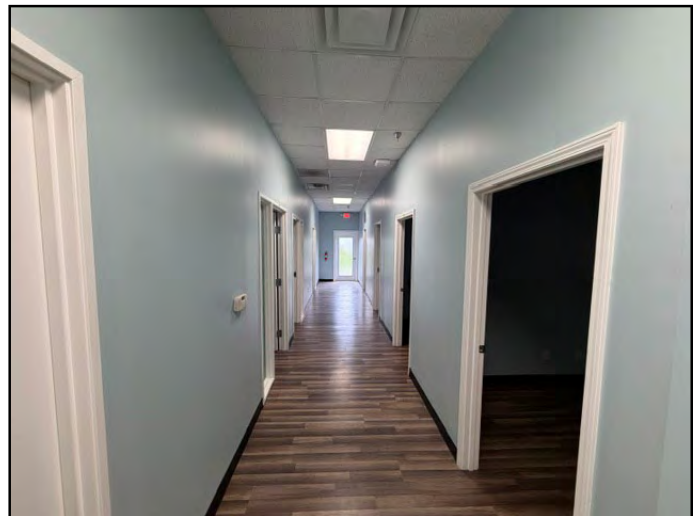
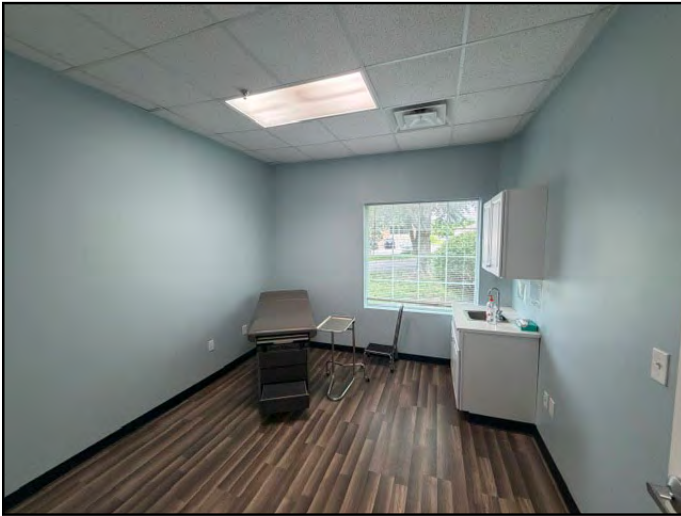
## PHOTOS



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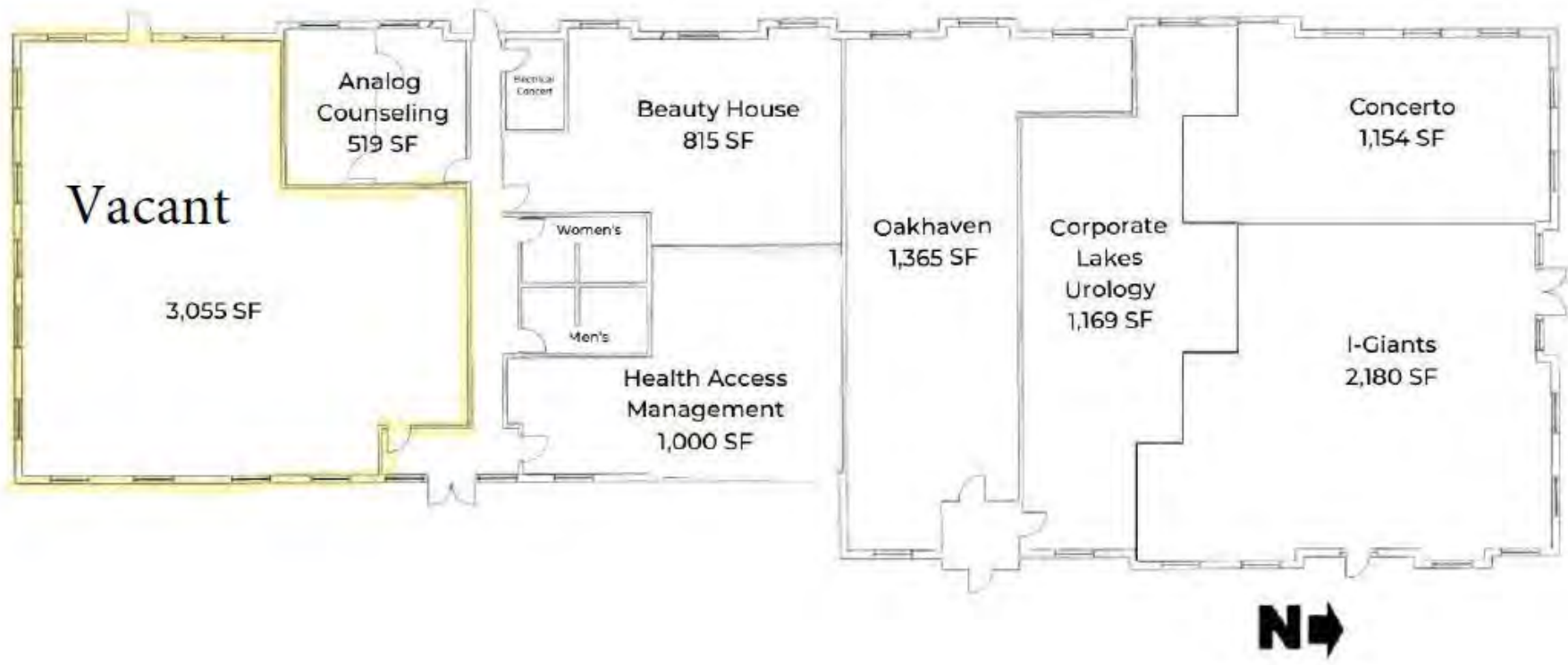




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## SITE PLAN

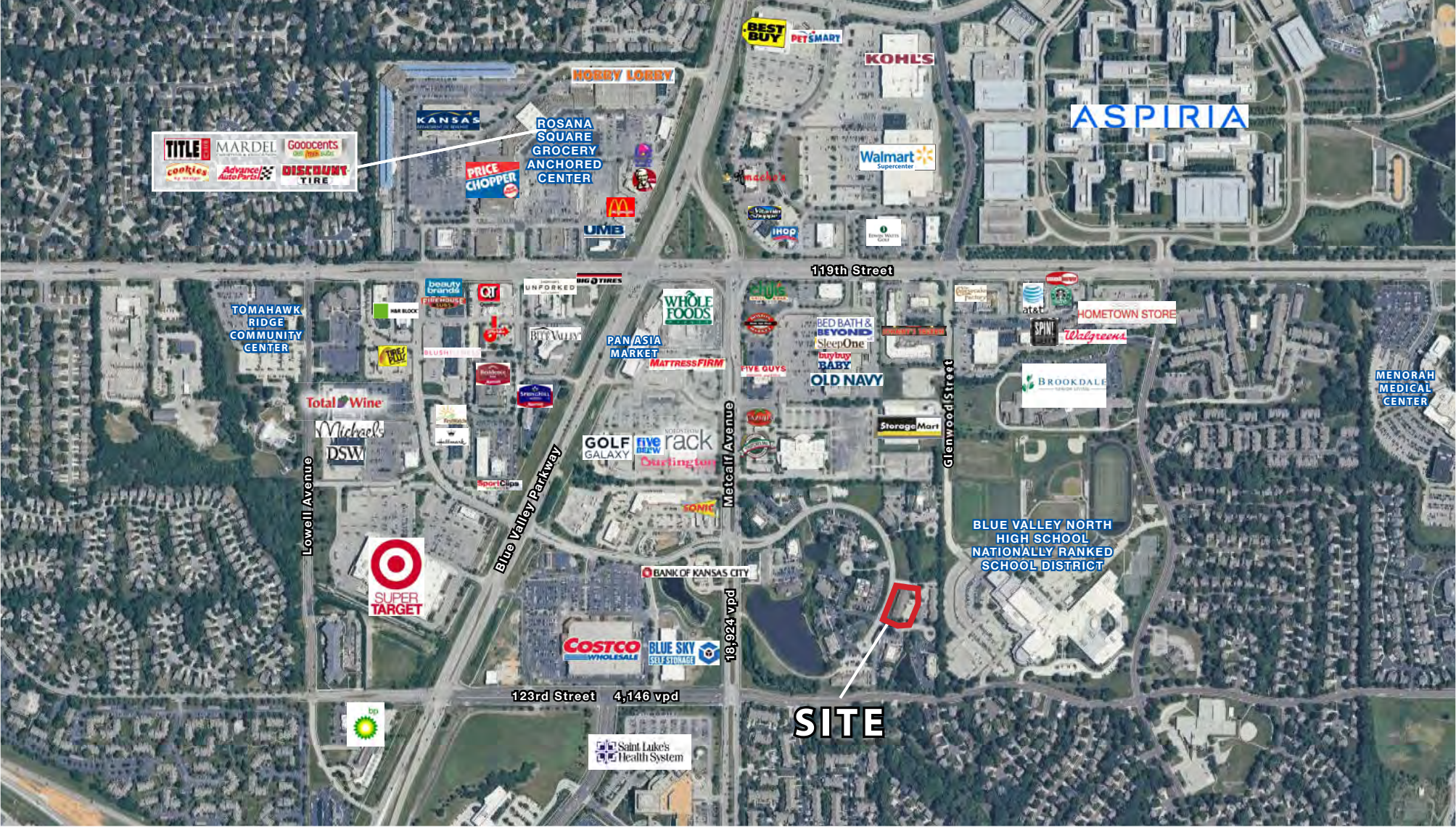




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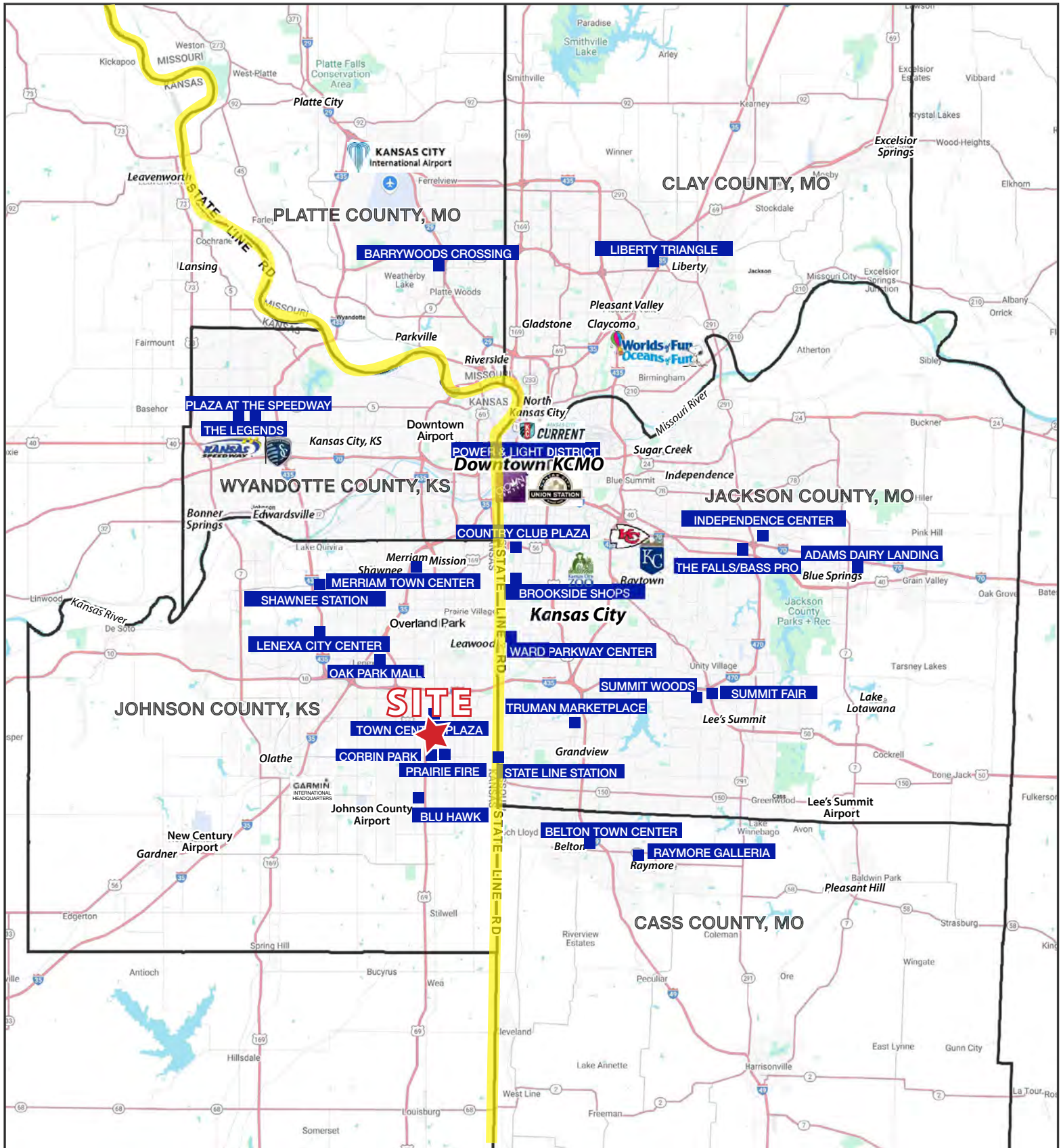
## AERIAL





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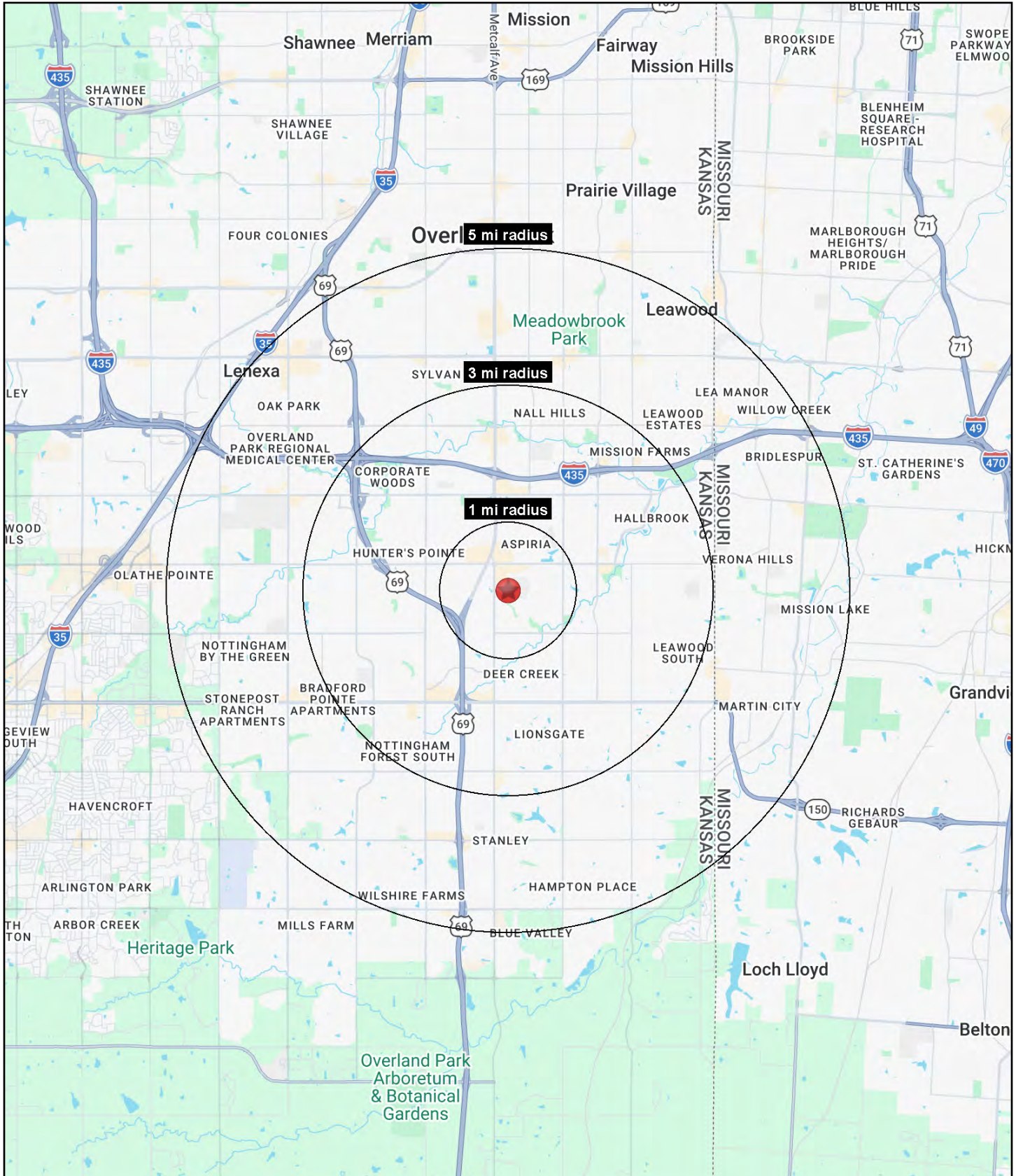
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6740 W. 121st Street Overland Park, KS 66209	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2026 Estimated Population	8,197	88,896	239,570
2031 Projected Population	8,536	90,128	239,681
2020 Census Population	7,917	85,811	236,436
2010 Census Population	7,422	77,884	215,503
Projected Annual Growth 2026 to 2031	0.8%	0.3%	-
Historical Annual Growth 2010 to 2026	0.7%	0.9%	0.7%
2026 Median Age	48.6	41.9	41.1
<b>Households</b>			
2026 Estimated Households	4,245	39,928	103,449
2031 Projected Households	4,508	41,039	104,473
2020 Census Households	3,944	36,436	97,643
2010 Census Households	3,483	32,480	87,858
Projected Annual Growth 2026 to 2031	1.2%	0.6%	0.2%
Historical Annual Growth 2010 to 2026	1.4%	1.4%	1.1%
<b>Race and Ethnicity</b>			
2026 Estimated White	78.2%	77.7%	77.7%
2026 Estimated Black or African American	4.8%	4.5%	6.2%
2026 Estimated Asian or Pacific Islander	10.8%	10.7%	8.4%
2026 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2026 Estimated Other Races	6.0%	6.8%	7.5%
2026 Estimated Hispanic	6.5%	6.9%	7.6%
<b>Income</b>			
2026 Estimated Average Household Income	\$146,534	\$173,417	\$165,738
2026 Estimated Median Household Income	\$104,877	\$132,331	\$127,882
2026 Estimated Per Capita Income	\$76,276	\$78,020	\$71,666
<b>Education (Age 25+)</b>			
2026 Estimated Elementary (Grade Level 0 to 8)	0.8%	0.7%	1.1%
2026 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.0%	1.2%
2026 Estimated High School Graduate	11.0%	9.0%	11.6%
2026 Estimated Some College	15.6%	15.0%	16.3%
2026 Estimated Associates Degree Only	5.0%	4.9%	6.4%
2026 Estimated Bachelors Degree Only	37.2%	38.9%	36.8%
2026 Estimated Graduate Degree	29.0%	30.4%	26.6%
<b>Business</b>			
2026 Estimated Total Businesses	859	6,123	11,845
2026 Estimated Total Employees	16,210	106,651	175,396
2026 Estimated Employee Population per Business	18.9	17.4	14.8
2026 Estimated Residential Population per Business	9.5	14.5	20.2

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