



MEDCAP

Relationships Matter

OVERLAND PARK MOB II BROCHURE

OVERLAND PARK, KS MEDICAL OFFICE BUILDING II



27,500 Rentable SF
CONSTRUCTION BEGINS SPRING 2027

OVERLAND PARK

K A N S A S

ABOVE AND BEYOND. BY DESIGN.



Overland Park is a large, affluent, professionally oriented suburban city located in the northeastern corner of Johnson County, Kansas, approximately 12 miles southwest of downtown Kansas City, Missouri. With a population of approximately 203,677 as of mid-2025 and a land area of 75 square miles, it is the second-largest city in Kansas and the second-largest city in the Kansas City metropolitan area. It is not a county seat — that distinction belongs to Olathe — but Overland Park functions as the economic and commercial capital of Johnson County and, by extension, the Kansas side of the Kansas City metro

The demographic profile is among the strongest of any large American suburb. Census data indicates a median household income of approximately \$104,834, a per capita income of approximately \$60,602, and a poverty rate of just 5.6 percent. Educational attainment is exceptional: 63.7 percent of residents age 25 and older hold a bachelor's degree or higher, and 97.4 percent hold at least a high school diploma. The foreign-born population represents approximately 11.7 percent of residents, and approximately 9 percent of the population identifies as Asian — a demographic profile consistent with a technology and professional services economy that draws international talent. The median age is approximately 38.6 years, and the homeownership rate is approximately 60.5 percent, with a median owner-occupied home value of approximately \$413,600.

Economically, Overland Park functions as a corporate campus city. Its largest private employers include HCA Midwest Health, the University of Kansas Health System, T-Mobile, UnitedHealth Group, Black and Veatch, Quest Diagnostics, and Shamrock Trading Corporation. The city's employment base is anchored by healthcare and social assistance, which accounts for approximately 16.3 percent of local employment, followed closely by professional, scientific, and technical services at 16.1 percent, and finance and insurance at 10.2 percent. This is not a manufacturing or logistics economy. It is a knowledge economy, and the workforce reflects that orientation.

NEWS FOR OVERLAND PARK, KS- \$192 Million Medical Developments

Overland Park is currently advancing two major healthcare expansion projects — a \$40M surgical services build-out at Overland Park Regional Medical Center and a \$152M phased campus expansion at Children's Mercy Hospital — both with significant community and economic benefits.

Overland Park Regional Medical Center – \$40M Surgical Expansion

Overland Park Regional Medical Center (HCA Midwest Health) broke ground July 17, 2025, on Phase 1 of a \$120M, two-phase expansion.

In summary: Overland Park's medical development pipeline is robust, with both public and private sector projects aimed at expanding surgical capacity, specialty services, and patient care infrastructure, supported by city-approved funding and long-term planning.



OVERLAND PARK, KS - MEDICAL OFFICE BUILDING II CONTINUED

ABOUT OVERLAND PARK MOB II

This new planned development consists of new construction of a two-story 27,500 square feet of mixed specialty healthcare tenants, including general surgery clinical space, orthopedic clinical space, eyecare, and diagnostic imaging. This building will be the second Medical Office Building located in the Galleria 115 development at the northwest corner of 115th and Nall Avenue in Overland Park, Kansas. It is the “sister” building to Overland Park MOB I.

With similar architecture to its “sister building” (Overland Park MOB #1 which sits adjacent to the immediate south side of this MOB Building #2 site), the steel framed building’s exterior façade includes custom metal panels, brick, native stone, and glass wall systems along the northern corners of the building.

Developed By: Capital Assets and Development

Project To Be Built in 2027 / 2028 Completion

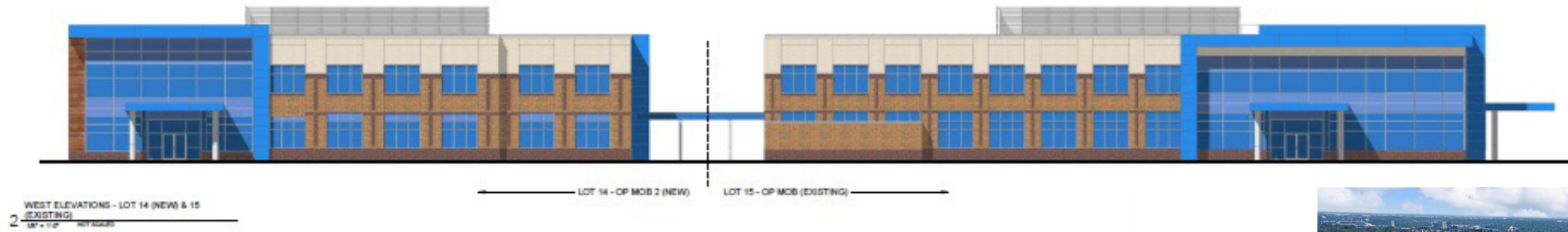
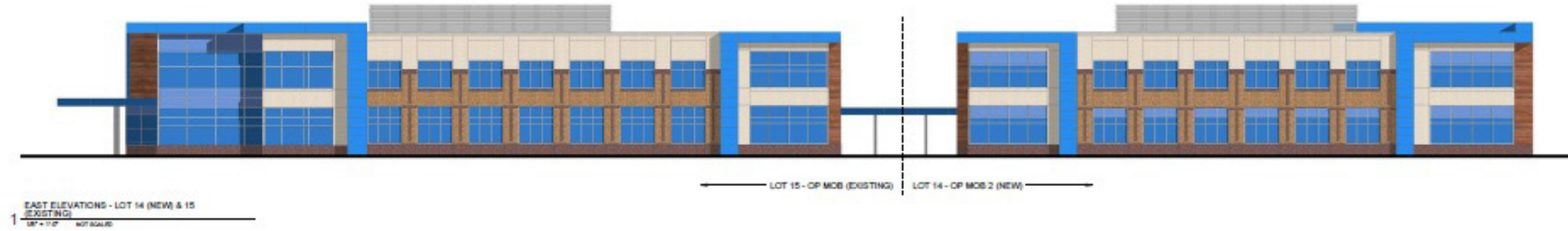
Overland Park Medical Office Building II Development Summary

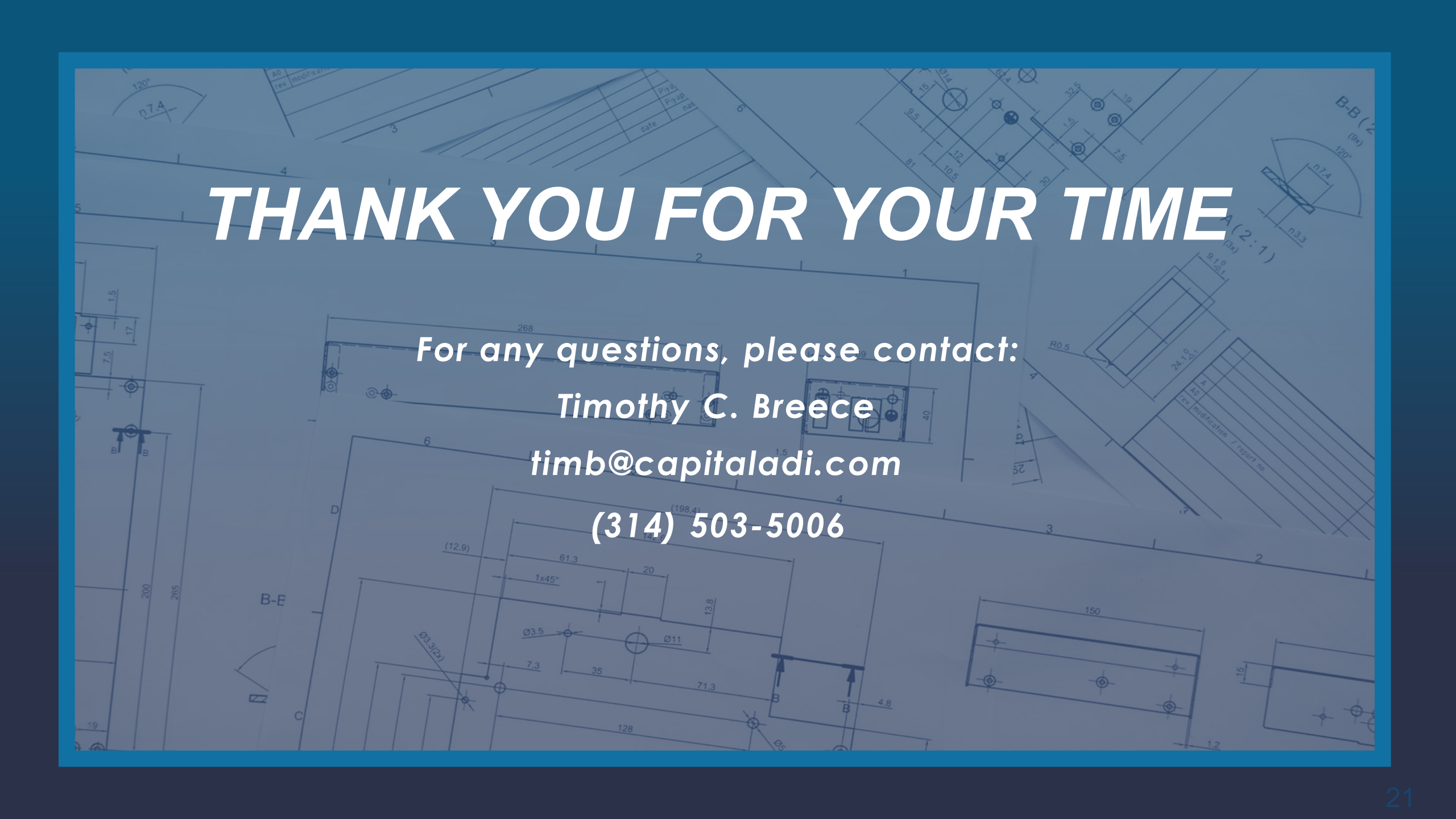
- Planned as Three Healthcare Tenants
- All Leases Full Triple Net (NNN)
- Clinical Specialty Provider Tenants on 11-15 Year Leases
- 3% Annual Rent Escalators on All Leases
- State-Of-The-Art Technology Throughout the Building
- Immediately Adjacent to OPMOB I Currently Built and 100% Leased
- Part of the Galleria 115 Mixed Use Development - Anchored by Restaurants, Banks, Luxury Multi-Family Developments, Retailers, and Corporate Offices in High Traffic Area at the Heart of the Overland Park Business Area
- Construction in 2027 / Complete in 2028
- Will Be a Trophy Asset – Similar to Existing OPMOB I

OVERALL PROJECT AERIAL



OVERLAND PARK II AERIAL & ELEVATIONS





THANK YOU FOR YOUR TIME

For any questions, please contact:

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