

MEDICAL OFFICE BUILDING IN OVERLAND PARK, KANSAS

11340 NALL
AVENUE



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ABOUT OVERLAND PARK MOB I



This development consists of new construction of a two-story 37,493 square foot sports medicine, orthopedic, physical therapy, chiropractic, and out-patient ambulatory surgery center on a 2.2-acre site that provides 122 parking spaces. This building is located in the Galleria 115 Phase I development at the northwest corner of 115th and Nall Avenue in Overland Park, Kansas.

The steel framed building's exterior façade includes custom metal panels, brick, native stone, and glass wall systems line the southern corners of the building. A canopy on the Southeast side of the building provides protection for patients entering or being discharged from the Building's Ambulatory Surgery Center.

Developed By: Capital Assets and Development

Project Built By: Excel Constructors

Overland Park Medical Office Building I Development Summary

- Two Healthcare Tenants Total – One on First Floor, and One on Second Floor with an additional Subtenant of the Second Floor Tenant
- First Floor Tenant is Out-Patient Ambulatory Surgery Center with Five (5) Operating Rooms
- Second Floor Lease is a Clinical Specialty Provider Tenant
- All Leases Full Triple Net (NNN)
- Clinical Specialty Provider Tenant on 15 Year Lease
- Ambulatory Surgery Center Tenant on 15 Year Lease
- 3% Annual Rent Escalators on All Leases
- State-Of-The-Art Technology Throughout the Building
- Pad Adjacent to OPMOB I for a Second 27,500 Square Feet OPMOB II Development in Final Planning Stage
- 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

FIRST FLOOR TENANT- BEACON WEST SURGERY CENTER



About Beacon

Beacon Surgery Center is proudly owned and operated by physicians committed to exceptional and compassionate patient care.



About the Facilities

Beacon Surgery Centers includes two locations with state-of-the-art medical buildings: Beacon Surgery Center East in Lee's Summit and Beacon Surgery Center West in Overland Park.

Each facility includes physician offices and a physical therapy facility, in addition to a multi-specialty ambulatory surgery center composed of multiple operating rooms, pre-operative bays, and recovery bays with an emphasis on general surgery, orthopedics, ophthalmology, and pain management.

Our local physician partners are highly engaged in the decision-making and culture established at our surgery centers. Our ultimate goal is to restore each patient's health and wellness, providing necessary surgical intervention and unsurpassed support by elite staff throughout the entire surgical experience.

SECOND FLOOR TENANT- SANO ORTHOPEDICS

A LEGACY OF HEALTHCARE EXCELLENCE

Sano Specialty Care (Sano) was founded in 2016 in a small Lee's Summit location to improve musculoskeletal care in Kansas City. Since then, we've expanded into 5 locations with over 40 compassionate providers who believe in our mission and methodology. We're still a physician-owned private practice, allowing us to focus on every aspect of patient care.

At the heart of Sano is the belief that healthcare is more than just a service—it's a personalized patient experience. We stand for more than the status quo. Better is possible, even in a complex healthcare industry.

Sano isn't another uncaring medical clinic. Instead, we are an integrated team of dedicated doctors, surgeons, and medical professionals committed to delivering excellent, compassionate care for each patient with their complete health in mind.

By combining conservative, non-surgical treatment options and innovative surgical techniques, we create care plans backed by research and clinical results tailored perfectly to individual needs.



SECOND FLOOR SUBTENANT- F.I.T. MUSCLE & JOINT CLINIC



INVESTED IN ACTIVE CARE

Chiropractic Clinic in Kansas City

Our Chiropractic clinic in Kansas City believes the secret to success is to not only encourage our patients to move more but to encourage them to move better for long-lasting results. F.I.T. Muscle & Joint Clinic utilizes a variety of tools such as dry needling, Graston Technique, Active Release Techniques, Kinesio taping and dynamic neuromuscular stabilization to correct the dysfunction within your body.



11340 NALL AVENUE- AUGUST 1, 2026 RENT ROLL

LEASE DETAILS						OPMOB OWNER LLC- RENT ROLL AS OF 8/01/2026						
						BASE RENT		BASE SHARE OF EXPENSES		ACCOUNT DETAILS		
SUITE	TENANT	TOTAL SQ.FT.	% RSF	LEASE BEGIN DATE	LEASE TERM	PER SQ.FT.	MONTHLY	PER SQ.FT.	MONTHLY	PER SQ.FT.	MONTHLY BILLING	ANNUALLY
100	BEACON ASC HOLDINGS, LLC	18,418	49.1%	08/01/24	15 YEARS	\$ 44.79	\$ 68,747.02	\$ 12.73	\$ 19,539.66	\$ 57.52	\$ 88,286.68	\$ 1,059,440.16
200	ADVANCED ORTHOPEDICS AND SPORTS MEDICINE, INC	19,075	50.9%	04/01/24	15 YEARS	\$ 43.49	\$ 69,125.57	\$ 12.73	\$ 20,236.37	\$ 56.22	\$ 89,361.94	\$ 1,072,343.28
TOTAL RSF		37,493	100.0%				\$ 137,872.59		\$ 39,776.03		\$ 177,648.62	\$ 2,131,783.44
							\$ 1,654,471.08		\$ 477,312.36			\$ 2,131,783.44

MORE PHOTOS OF 1ST FLOOR



MORE PHOTOS OF 2ND FLOOR



OVERLAND PARK, KS *Medical Office Building II* 27,500 RSF

East Elevation



West Elevation



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 2026 / Summer 2027 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 2026 / Complete in Summer 2027
- Will Be a Trophy Asset – Similar to Existing OPMOB I



MARKET OVERVIEW

Overland Park, Kansas is home to many of the Kansas City area's most upscale neighborhoods. With just over 200,773 residents in more than 83,475 households, the average home value is upwards of \$417,374. Residents are well educated and affluent with an average household income of more than \$151,863.

As a result of high demographics, Johnson County boasts a wide array of high-end office and retail developments, including some of KC's top employers. The established surrounding office market provides a large daytime consumer base of 128,713 within 3 miles.

Galleria 115 is located in the middle of Kansas City's most prominent retail corridor. The commercial corridor is characterized by a combination of lifestyle centers, anchored shopping centers, and freestanding retailers along with an office campus with 4 million square feet directly south. While nestled amongst a thriving community, Galleria's proximity to I-435 makes the commute to local and international airports or downtown Kansas City, just minutes away.



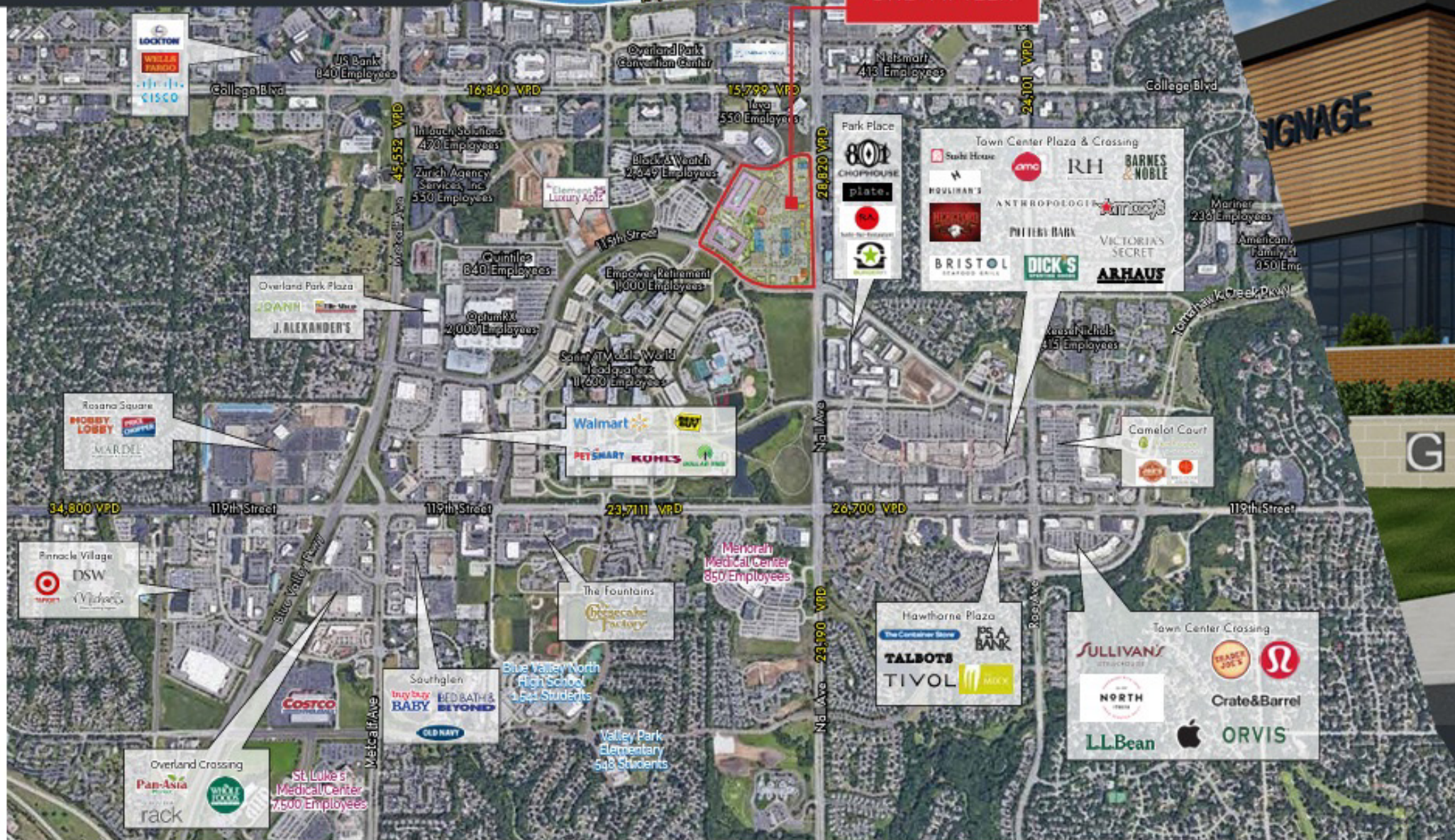
OVERALL PROJECT AERIAL



GALLERIA
ONE • FIFTEEN

MARKET AERIAL

GALLERIA
ONE•FIFTEEN



The background is a detailed architectural drawing, likely a mechanical or structural plan, rendered in a light blue color. It features various geometric shapes, lines, and dimension lines. Some visible text on the drawing includes "120°", "R7.4", "A(2:1)", "B-B", "D", "B-E", "C", "1x45°", "128", "71.3", "4.8", "150", "15", "1.2", "268", "142.6", "61.3", "20", "(12.9)", "19", "200", "265", "7.5", "17", "1.5", "3", "4", "5", "6", "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55", "56", "57", "58", "59", "60", "61", "62", "63", "64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "74", "75", "76", "77", "78", "79", "80", "81", "82", "83", "84", "85", "86", "87", "88", "89", "90", "91", "92", "93", "94", "95", "96", "97", "98", "99", "100".

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