

For Lease

Turnkey Fitness Suite in Somerset Plaza

4603 W. 90th St.

Prairie Village, Kansas • **Johnson County**

Built-Out Gym, Studio, or Wellness Space with
Showers & Private Office

CURRENT RATE

\$21.00 PSF + \$13.50 NNN

SUITE

±4,715 SF Available

SCAN QR CODE TO VIEW ONLINE



Somerset Plaza Storefront

CONTACT

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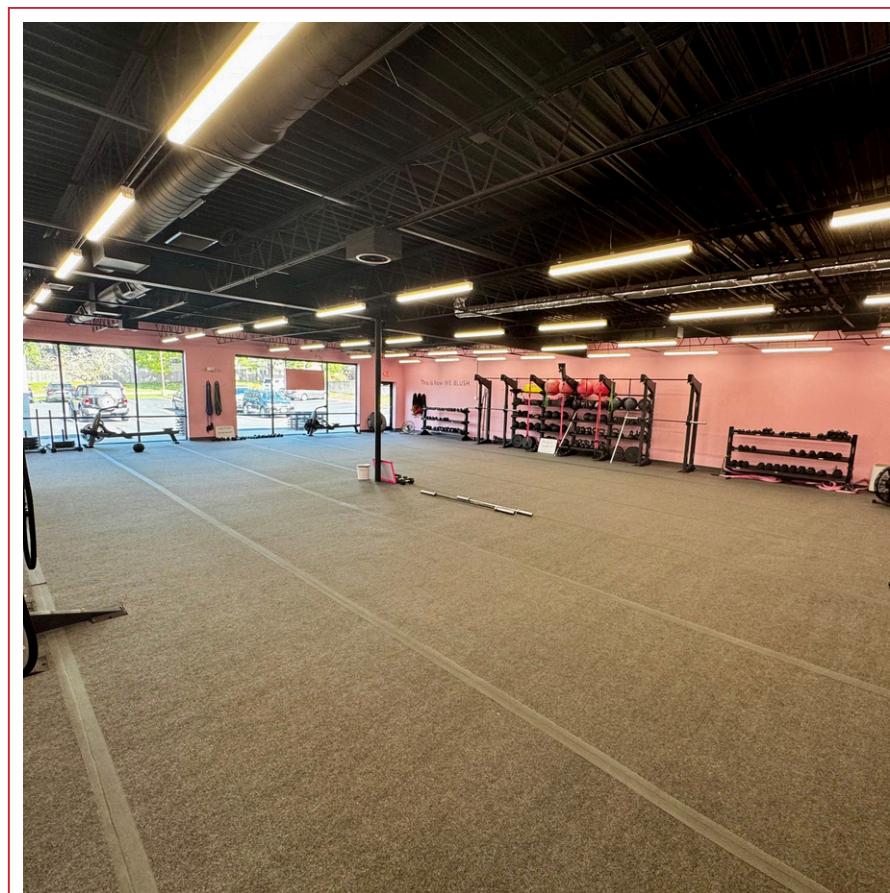
ABOUT THE PROPERTY

Property Overview

4603 W. 90th Street offers a fully built-out $\pm 4,715$ SF fitness suite in Somerset Plaza, a neighborhood retail center in Prairie Village, Kansas. Currently home to Blush Boot Camp. The space includes a $\pm 3,300$ SF open gym, four restrooms (two with showers), a kids' playroom or conference room, private office, and reception area.

KEY HIGHLIGHTS

- $\pm 4,715$ SF turnkey fitness suite in Somerset Plaza, Prairie Village, KS
- $\pm 3,300$ SF open gym floor with exposed high ceilings and LED lighting
- Commercial athletic flooring throughout the training area
- Four restrooms, including two with walk-in tile showers
- Kids' playroom that easily converts to a conference or training room
- Private office plus finished reception and retail display area
- Changing lounge with vanity stations and built-in cubby wall
- Floor-to-ceiling storefront glass with abundant natural light
- Surface parking directly in front of the suite
- Asking Rent \$21 pSF + \$13.50 NNN



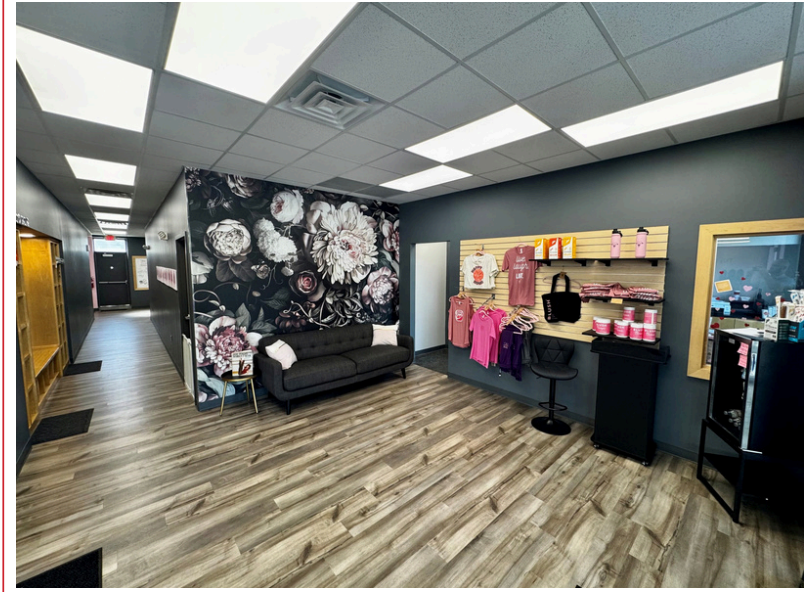
Open Gym Floor



THE TOUR



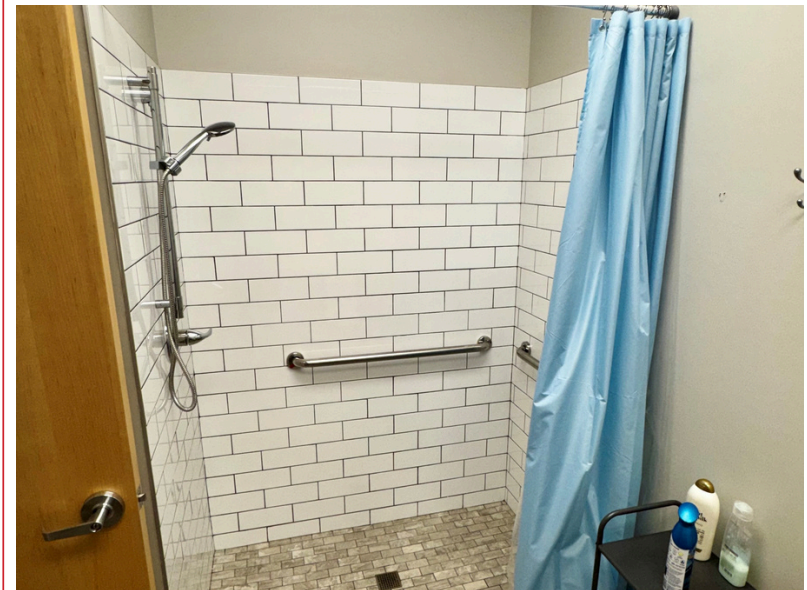
Open Gym Floor - ±3,300 SF



Reception & Retail Display Area



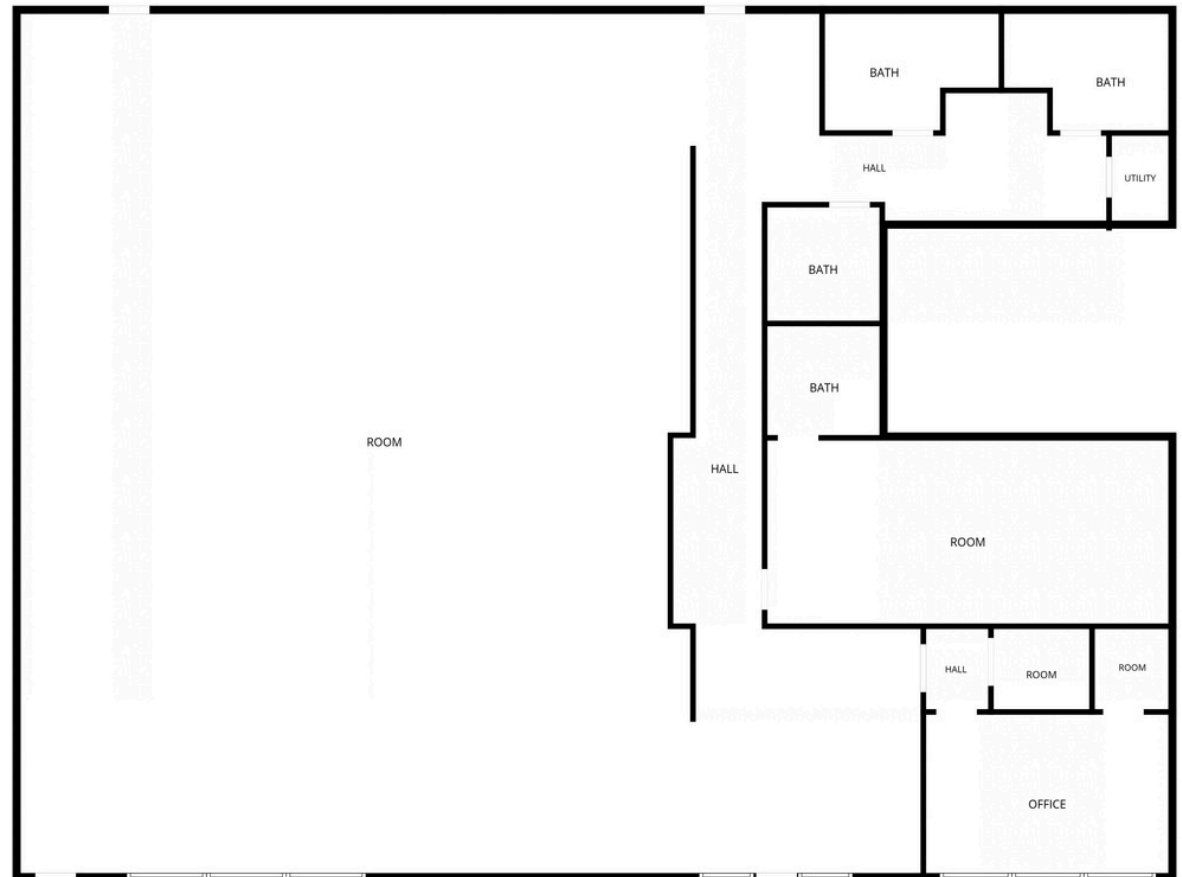
Kids' Playroom or Conference Room



Restroom with Walk-In Shower

FLOOR PLAN | ±4,715 SF

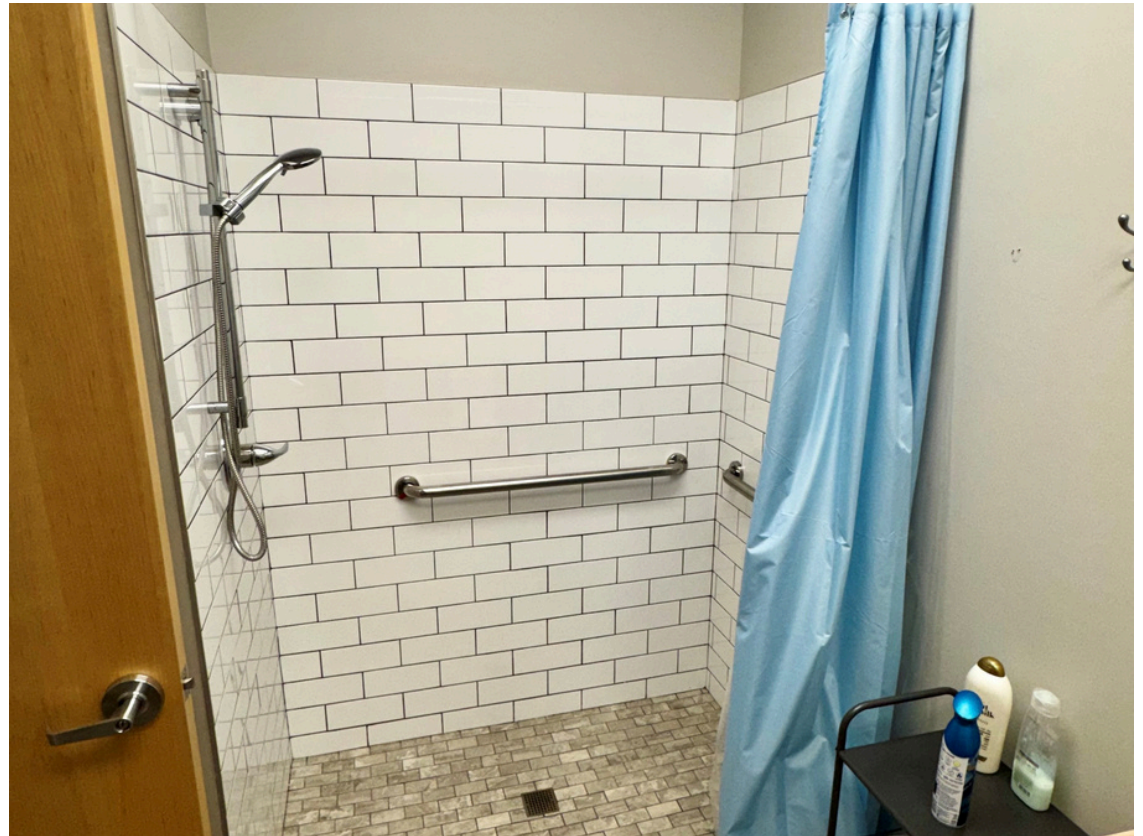
- ±3,300 SF Open Gym Area
- Kids' Playroom / Conference
- 4 Restrooms – 2 w/ Showers
- Changing Lounge & Cubbies
- Private Office & Reception
- Storefront Glass Frontage



AMENITIES | RESTROOMS, SHOWERS & MEMBER AREAS



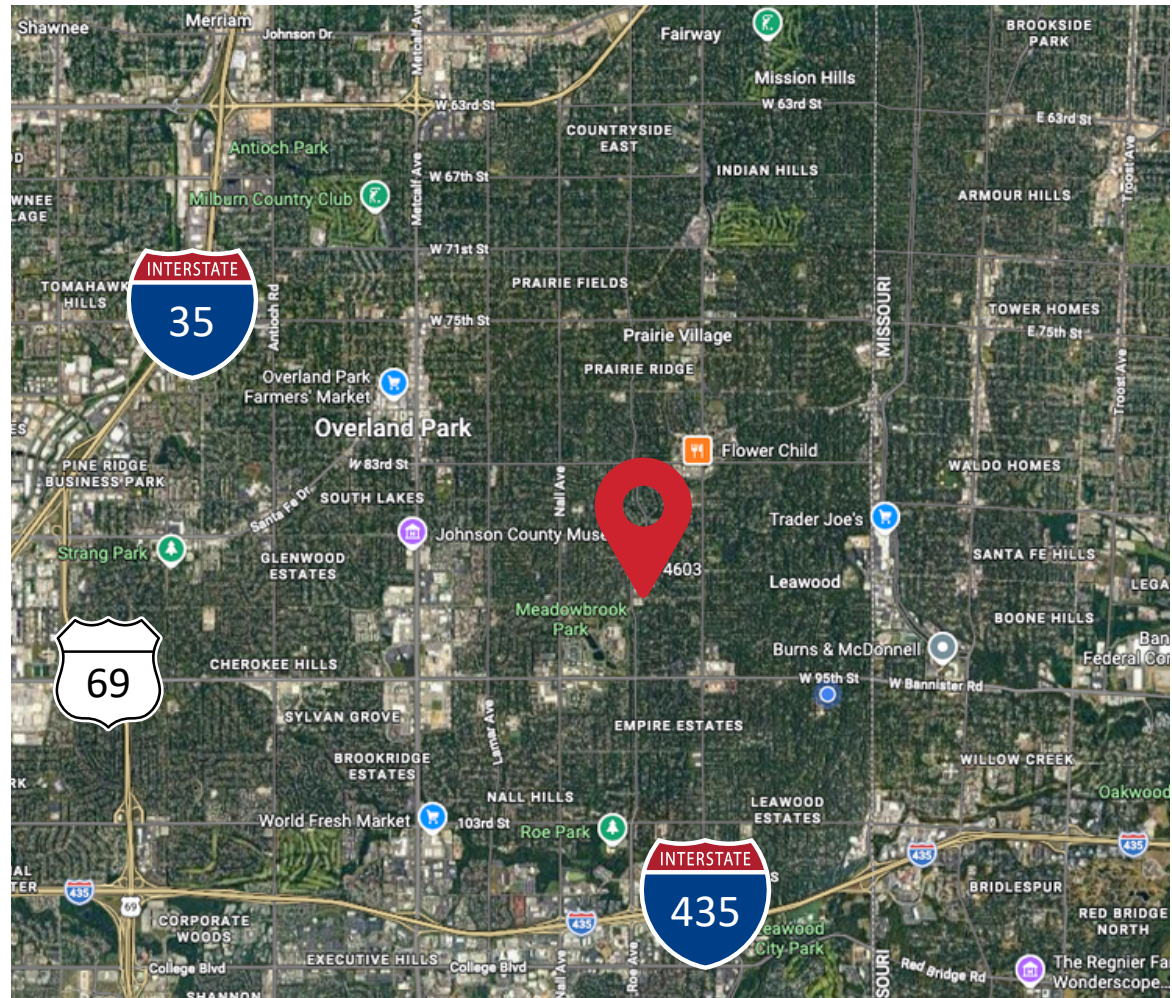
- 2 Restrooms w/ Showers
- 2 Additional Restrooms
- Vanity Changing Lounge
- Built-In Cubby & Coat Wall
- Bottle-Filling Station
- Retail Display Wall in Reception
- Well Suited for Fitness, Studio, Training, or Wellness Users



THE LOCATION

Location Drivers & Visibility Notes

- Located at W. 90th Street & Roe Avenue in Somerset Plaza, an established Prairie Village neighborhood retail center in the heart of Johnson County, KS
- Neighboring new Meadowbrook Development, which includes luxury apartments, assisted living communities, a hotel, restaurants, and a park
- Minutes from Leawood, Overland Park, and Mission
- Convenient access to Roe Avenue, Nall Avenue, and I-435 for members commuting across the south metro
- Surface parking directly in front of the storefront
- Established co-tenancy with salon and service users



Aerial View - W. 90th Street & Roe Avenue



CONNECT

Contact Our Team

Schedule a tour of the suite or discuss sublease terms.

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