



Property Description

Nestled In At Douglas And Rock Road, This Multi-Tenant Office Building Is Centrally Located And Surrounded By Established Neighborhoods, Shopping, And Dozens Of Restaurants

Property Highlights

- **Drive-Up Entrance**
- **Ample Parking (Some Covered)**
- **Monument and Building Signage Available**
- **Owner-Occupied Property**

Offering Summary

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	3,206 SF to 4,126 SF
Building Size:	9,966 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,259	34,310	70,877
Total Population	7,404	80,664	174,065
Average HH Income	\$119,831	\$89,706	\$85,510

Adam Clements, CCIM
Vice President
316.204.7693
adamclements@buildersinc.com

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8150 East Douglas Ave.

OFFICE BUILDING FOR LEASE

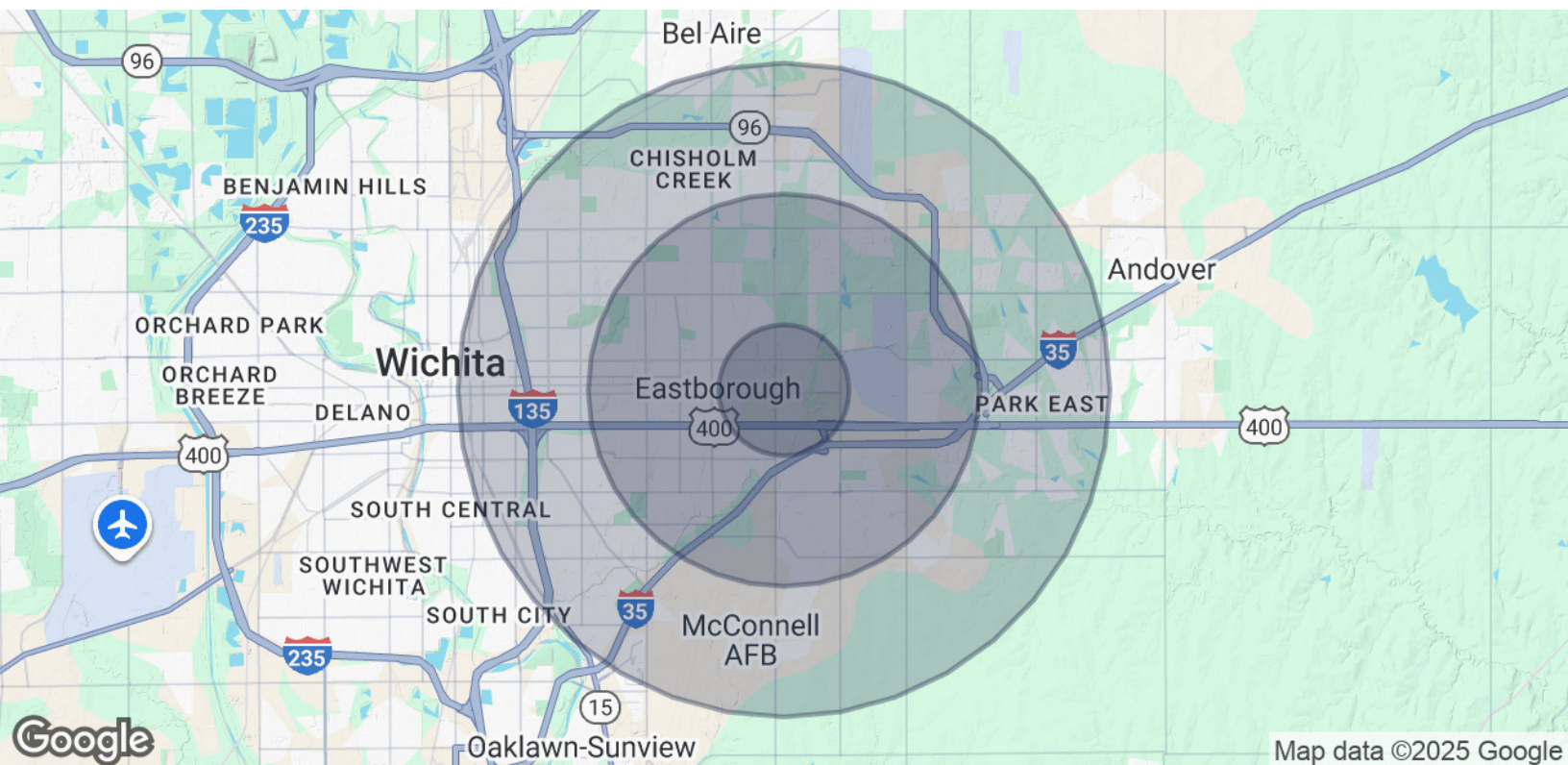


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Area Analysis

OFFICE BUILDING FOR LEASE



Population	1 Mile	3 Miles	5 Miles
Total Population	7,404	80,664	174,065
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,259	34,310	70,877
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$119,831	\$89,706	\$85,510
Average House Value	\$313,156	\$261,595	\$243,659

Demographics data derived from AlphaMap

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Floor Plan

OFFICE BUILDING FOR LEASE



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,206 SF	Lease Rate:	\$18.00 SF/yr

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