



WEIGAND
COMMERCIAL

CYPRESS MEDICAL OFFICE FOR SUBLEASE

9300 E. 29TH ST. N., BLDG. 200, SUITE 205, WICHITA, KS 67226

LEASE RATE	\$16.00/SF (NNN)
ESTIMATED NETS	\$11.35/SF (NNN)
AVAILABLE SF	3,154 RSF
PARKING	185 Spaces
YEAR BUILT	2003
ZONING	General Office (GO)

PROPERTY HIGHLIGHTS

- Office or medical space – move-in ready!
- Excellent location with the Cypress Medical Campus.
- Two large exam rooms plus 10 private offices.
- Large conference room, nurses station, reception, and waiting area.
- Located near the corner of Webb Road and Hwy. K-96.
- Great option for behavioral health therapy, physical therapy, medical or other users.

AREA NEIGHBORS INCLUDE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,373	46,105	116,431
AVG. HH INCOME	\$150,488	\$140,543	\$130,019
MEDIAN AGE	44.7	38.5	36.0
TRAFFIC COUNTS			
ALONG HWY. K-96 29TH ST. & WEBB RD.			38,622 VPD 17,979 VPD



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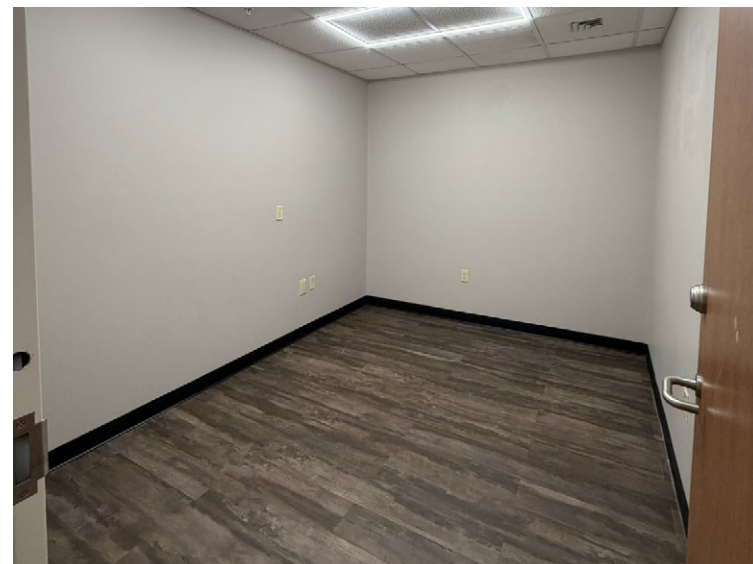
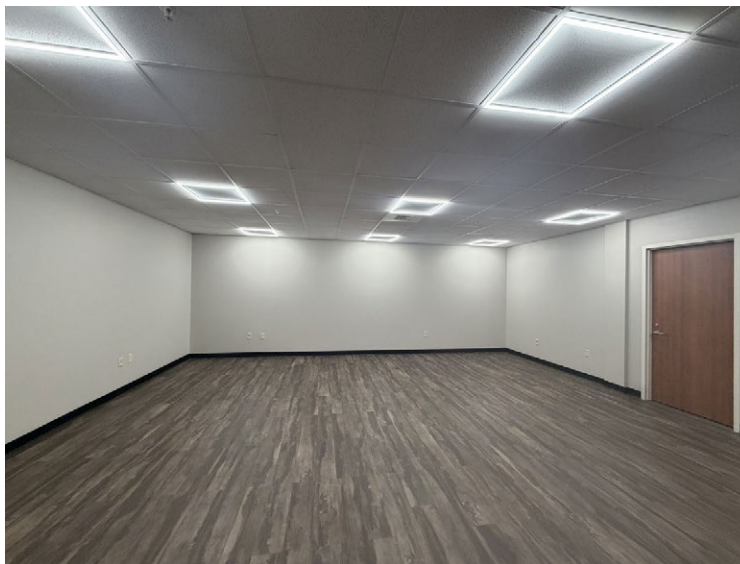
Weigand Real Estate – Commercial
Office: (316) 262-6400
Weigand.com

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INTERIOR PHOTOS



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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OVERHEAD VIEW



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AERIAL VIEW



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