



NORTH RIDGE ROAD MEDICAL OFFICE

FOR LEASE 3730 N. RIDGE RD., SUITE 200, WICHITA, KS 67205

LEASE RATE	\$19.18 SF/YR. (NNN)
ESTIMATED NNN	\$6.98/SF
AVAILABLE SF	4,909 SF
BUILDING SIZE	24,409 SF
LOT SIZE	122,997 SF (2.82 AC.)
YEAR BUILT	2004
PARKING	APPROX. 157 SPACES
ZONING	LIMITED COMMERCIAL (LC)

PROPERTY HIGHLIGHTS

- Located in the growing corridor of North Ridge Road.
- Turnkey medical office.
- Located less than one mile from Hwy. K-96.
- Monument signage.
- Ample parking.
- Area neighbors include: Northwest Family Physicians, Advanced Physical Therapy, US Dermatology Partners, plus many more.

	1 MILE	3 MILES	5 MILES
DEMOGRAPHICS			
Population	6,191	35,699	112,641
Avg. HH Income	\$133,929	\$109,990	\$86,945
Median Age	39	40	40
TRAFFIC COUNTS			
37th St. & Ridge Rd.:		27,429 VPD	
Hwy. K-96 & Ridge Rd.:		36,920 VPD	



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Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
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INTERIOR PHOTOS

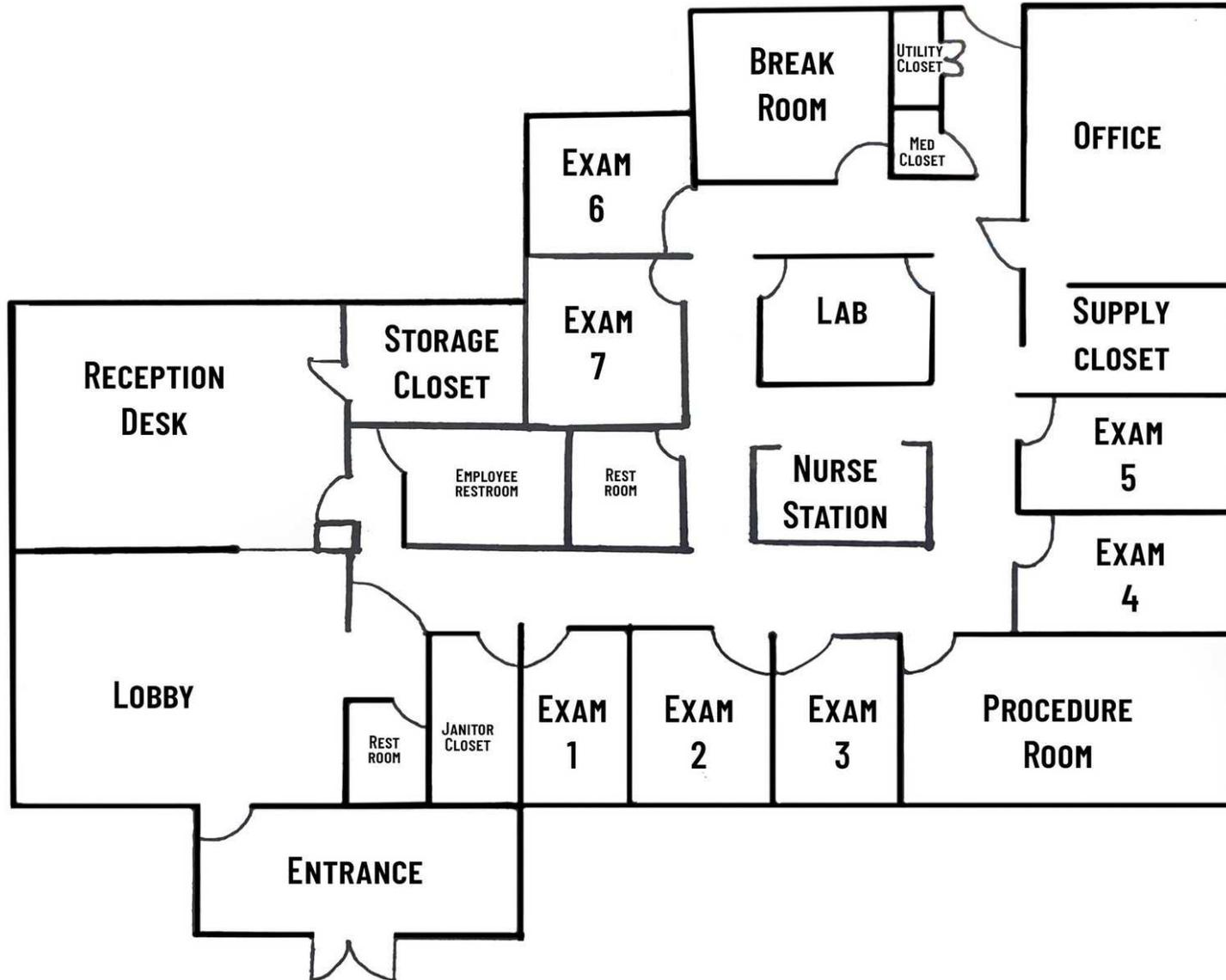


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FLOOR PLAN



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WEIGAND
COMMERCIAL

AERIAL VIEW



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