



MEDICAL OFFICE BUILDING

FOR LEASE 1719 E. CAMBRIDGE ST., DERBY, KS 67037



LEASE RATE
\$20.00/SF (NNN)

ESTIMATED NETS
\$14.00/SF

BUILDING SIZE
7,981± SF

AVAILABLE SF
3,617± SF

ZONING
General Business

PARKING
55 Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,734	26,302	50,033
AVG. HH INCOME	\$56,443	\$85,590	\$79,994
MEDIAN AGE	35.0	36.9	35.0

PROPERTY HIGHLIGHTS

- Class A office space available for lease along the desirable Rock Rd. corridor in Derby, Kansas.
- Excellent access and conveniently located near the Rock Regional Hospital and Wesley ER.
- Located on a hard corner at the signalized intersection.
- Join major brands like:



TRAFFIC COUNTS

63rd St. S. (Patriot Ave.)	15,316 VPD
Rock Road	26,105 VPD



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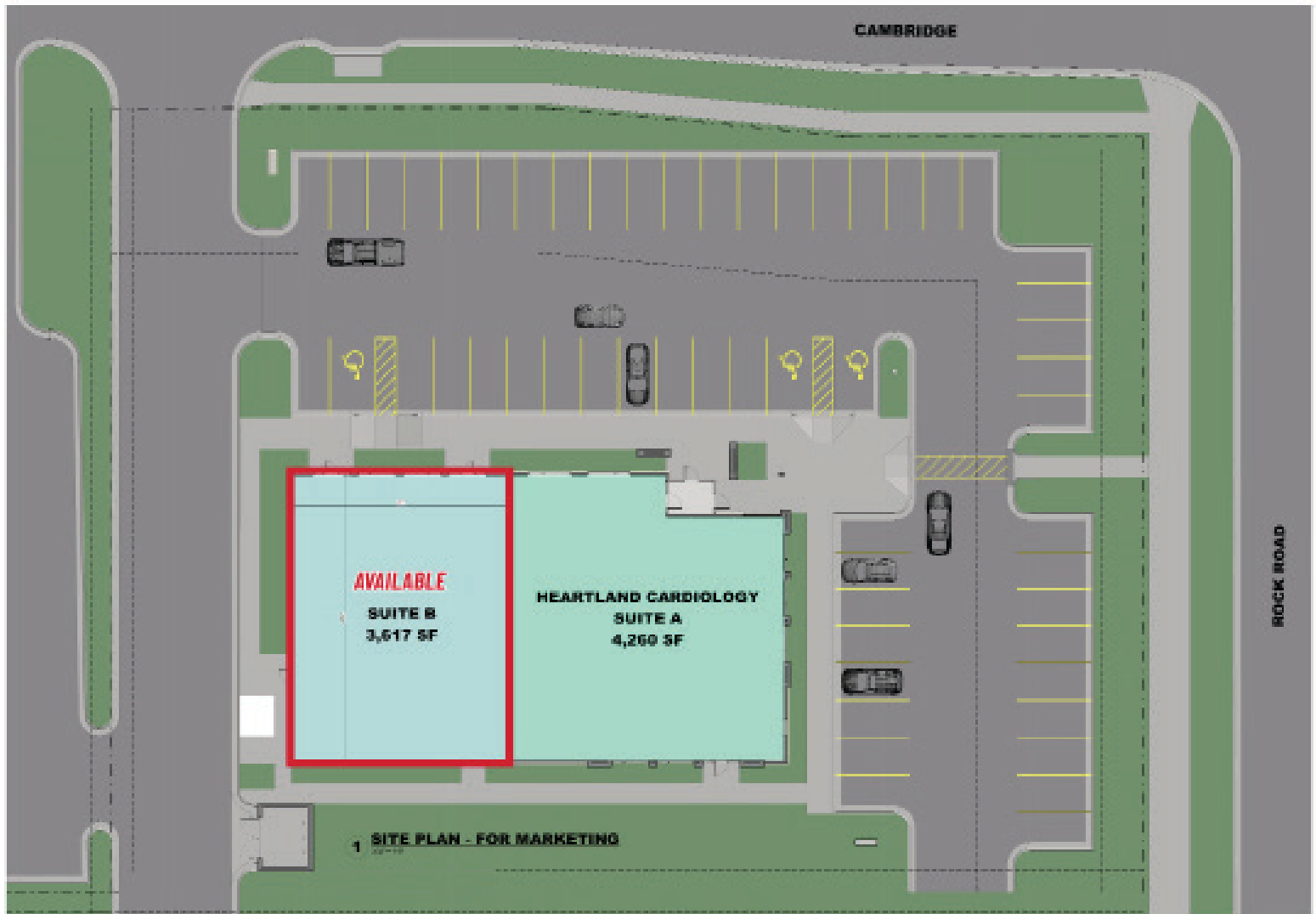
Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

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WEIGAND
COMMERCIAL

SITE PLAN



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 a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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PROPERTY PHOTOS



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AERIAL VIEW



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