



FOR LEASE

# Medical Plaza One

1741 NE Douglas Street / Lee's Summit, MO

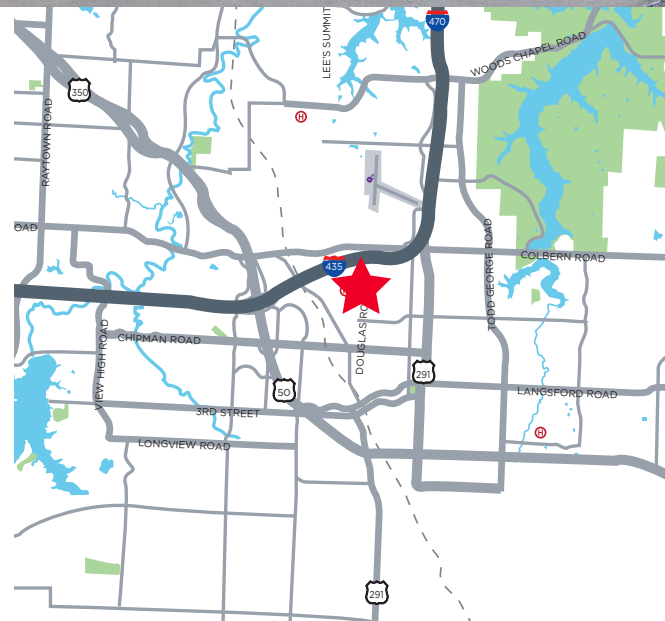
MEDICAL & OFFICE USE



**Two Suites Available**  
**1,569 SF First Floor Medical/Office Suite**  
**7,678 SF Second Floor Medical Suite**  
**Lease Rate: \$25.00 PSF FS Net of Janitorial**

## Property Highlights

- Perfect for medical/office users
- Adjacent from St. Luke's East & Truman Medical Center East
- Great access to Interstate 470 with over 67,000 cars per day
- Lee's Summit has been named the #5 "Most Livable Small Cities in the U.S." by SmartAsset (2020)

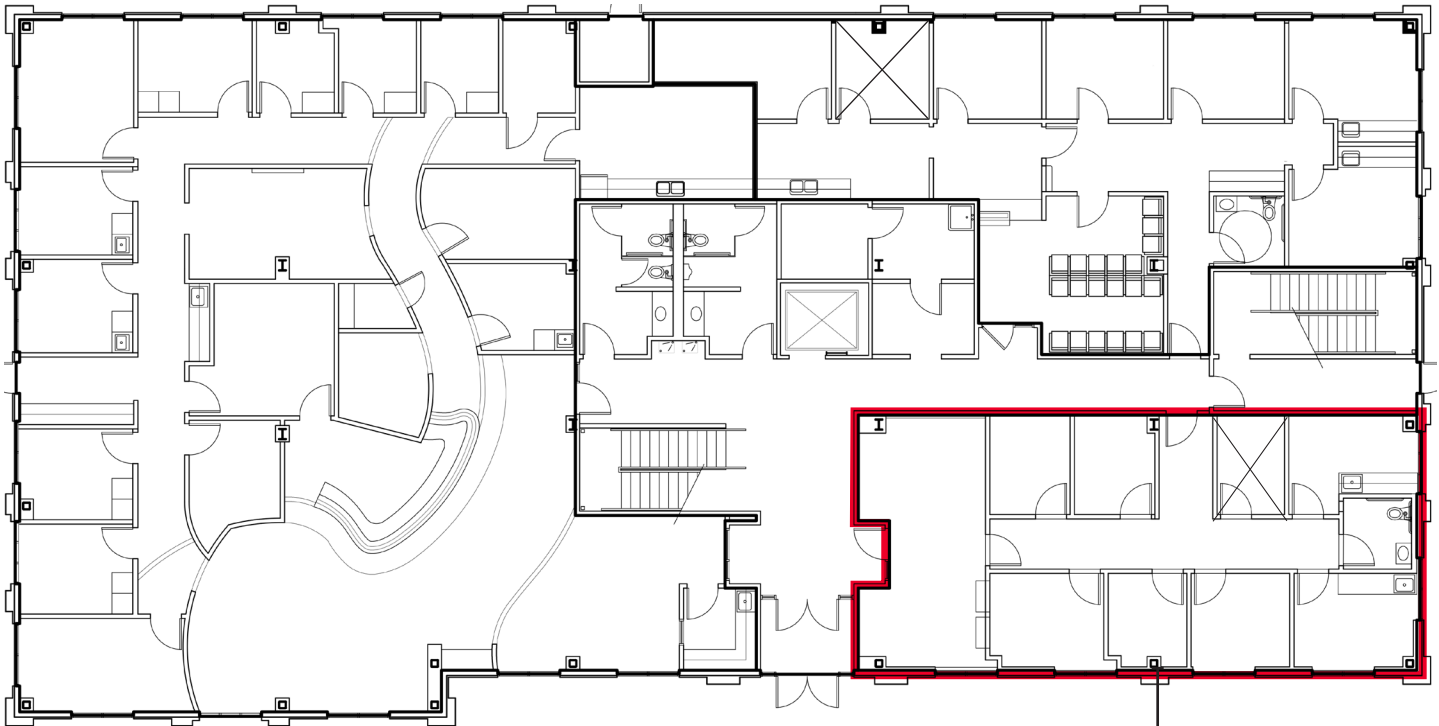


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## First Floor Plan



**SUITE 101**  
**1,569 SF**  
**AVAILABLE**

### SUITE 101

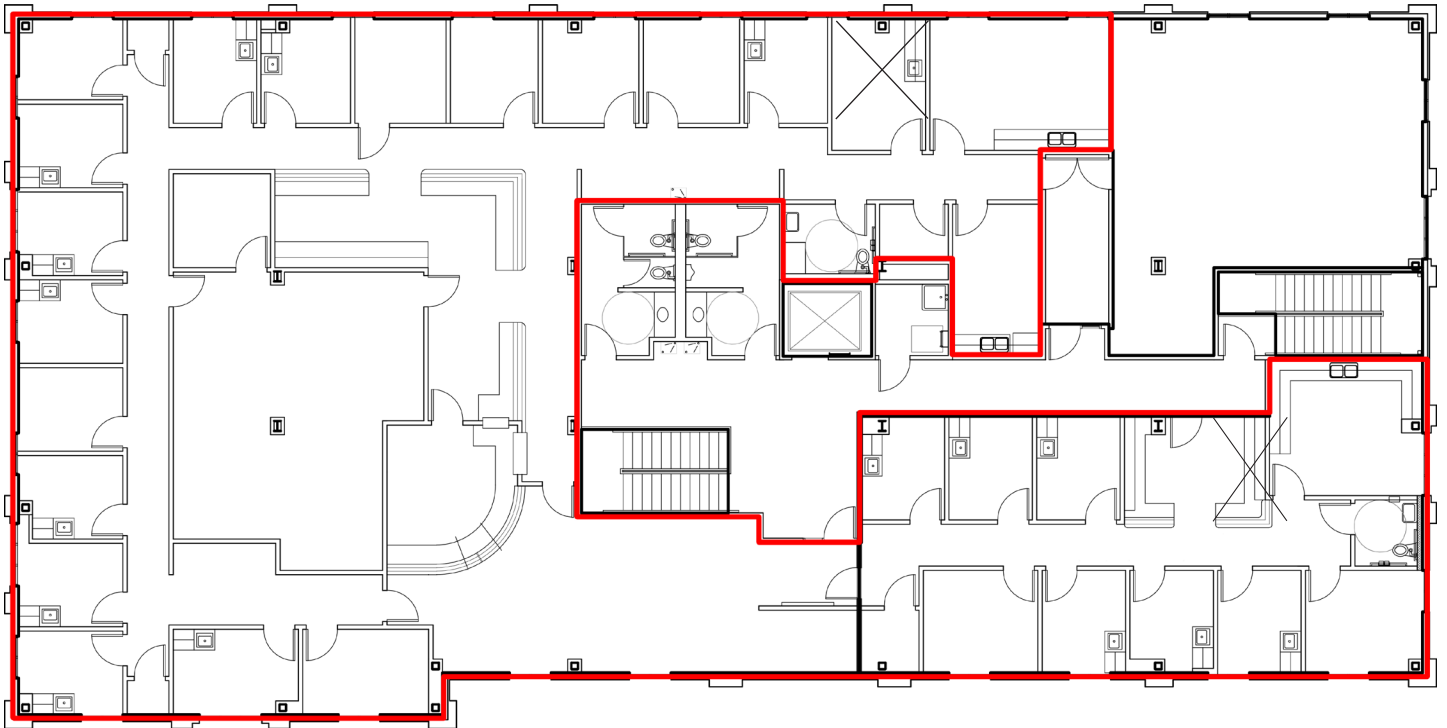
- Reception
- Enclosed front desk with pass-through to reception
- 4 offices/exam rooms
- 2 exam rooms with water (could be used as a breakroom)
- Private restroom

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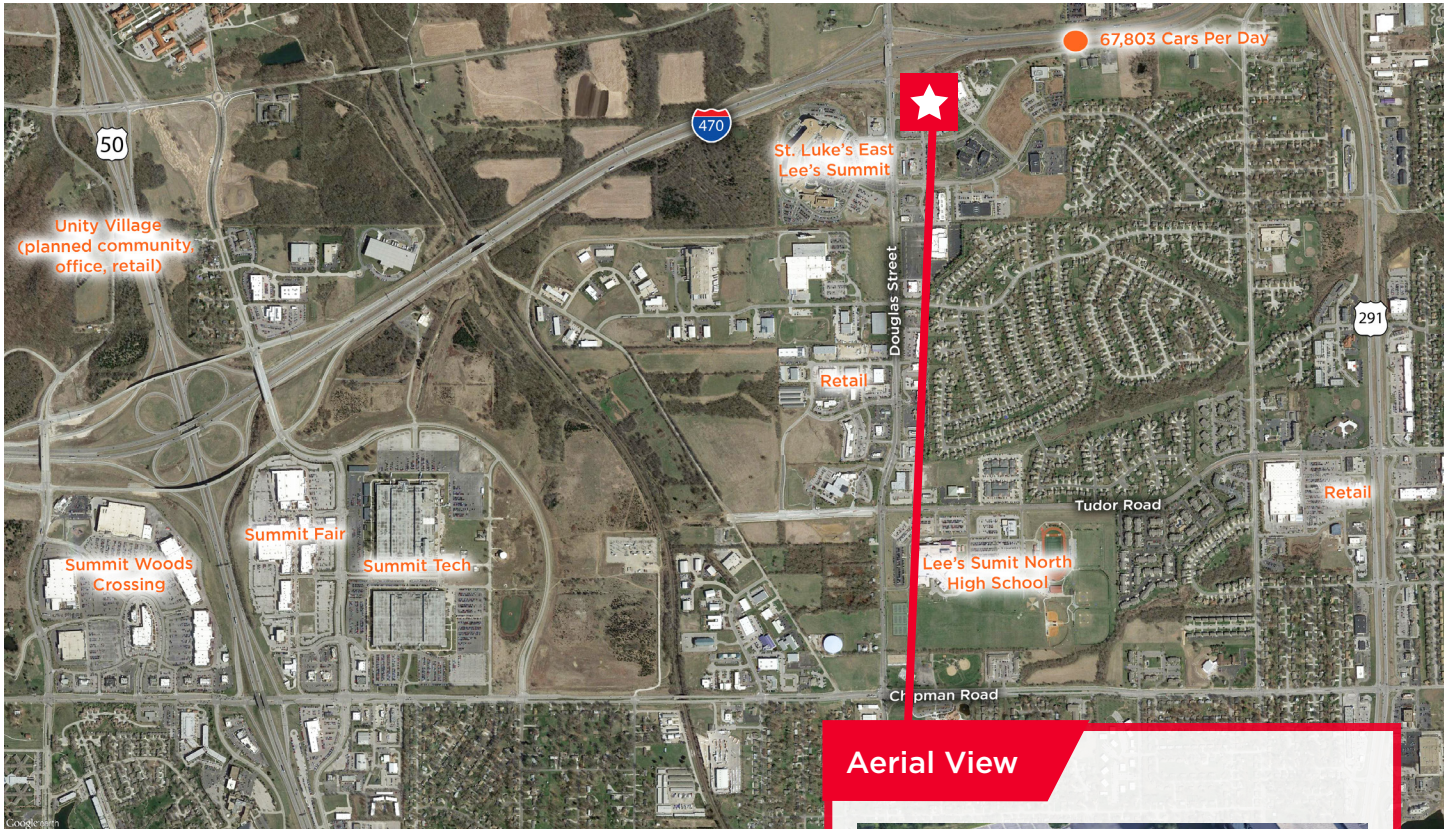
**Second Floor Plan**



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**Aerial**

**Aerial View**

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	3,566	45,267	85,439
Households	1,341	18,828	33,556
Average HH Income	\$89,693	\$77,744	\$91,811
Daytime Population	3,209	35,306	47,138
# Businesses	307	2,635	3,671

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