

Medical Office Building For Sale

2203 Summerlon Circle · Dodge City, Kansas

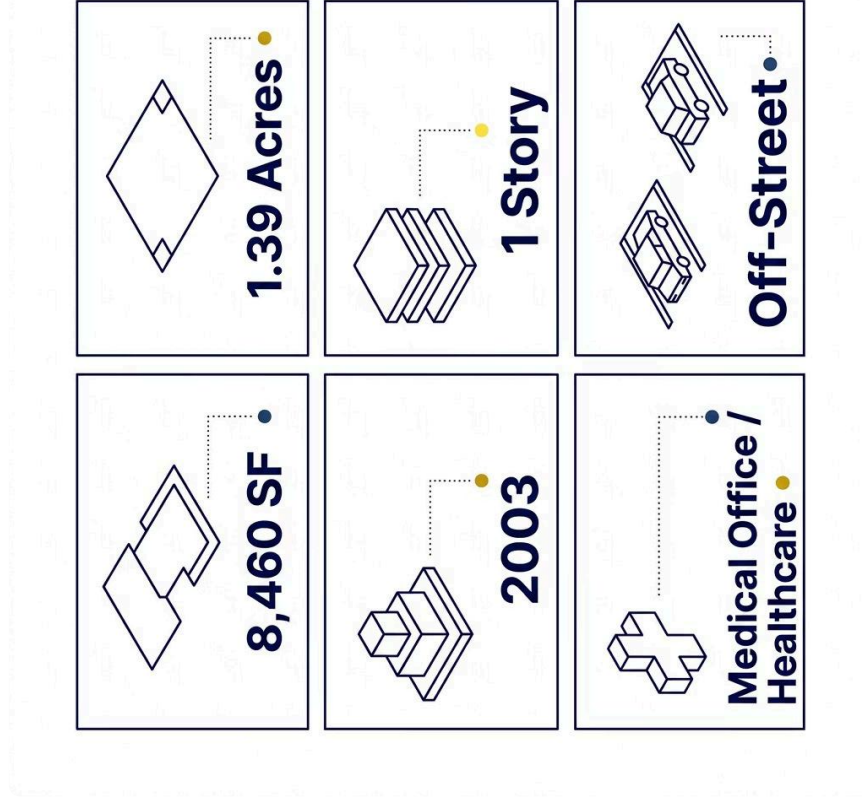
**Medical Office Investment Opportunity | 8,460 SF Medical Facility • 1.39
Acres • Dodge City, Kansas**

Exclusively Presented by **Midwest CRE Advisors**



Medical Office & Healthcare Opportunity

2203 Summerlon Circle is an 8,460 SF medical office and healthcare facility located in Dodge City, Kansas. The property offers a highly functional layout with existing medical improvements, administrative offices, patient care areas, and support space suitable for a variety of healthcare, dental, clinical, and professional office users.



Ideal For

→ **Medical Practices**

Establish or expand a primary care, specialty, or multi-provider clinic.

→ **Dental or Orthodontic Group**

Adapt the facility for dental, orthodontic, oral surgery, or specialty care services.

→ **Healthcare Providers**

Support outpatient care, therapy, behavioral health, imaging, or wellness operations

→ **Professional Office User**

Accommodate administrative, healthcare support, insurance, veterinary services, or professional office needs.

Property Highlights

A flexible healthcare facility with existing medical improvements and a layout adaptable to a variety of medical, dental, clinical, and professional office uses.



Flexible Medical Layout

Designed to accommodate a variety of healthcare, clinical, and professional office users.

Administrative Offices

Private offices, records storage, and support space for healthcare and professional operations.



Existing Medical Infrastructure

Built-out patient care, treatment, administrative, and support areas already in place.

Single-Story Accessibility

Efficient one-level layout provides convenience for patients, visitors, and staff.



Patient Focused Design

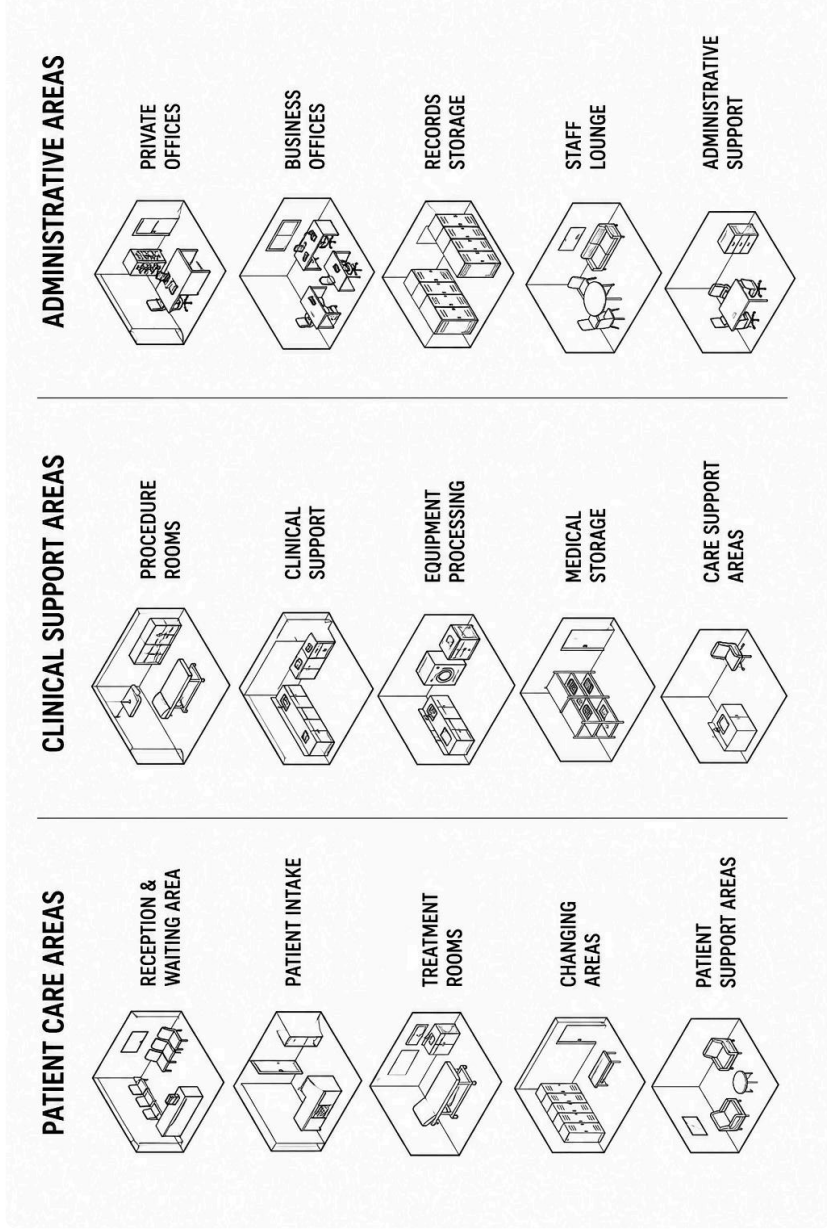
Reception, waiting, consultation, and treatment areas support efficient patient flow.

Adaptable Reuse Opportunity

Suitable for medical office, dental, therapy, behavioral health, imaging, veterinary care, urgent care, and specialty healthcare users.

Functional Healthcare Facility Layout

The facility features a thoughtfully designed layout that separates patient care, administrative, and support functions, creating an efficient environment for a variety of healthcare, medical, dental, and professional office users.



- ### Clinical Zone
- Procedure/Treatment Rooms
 - Clinical Support Area
 - Equipment Processing Area
 - Patient Care Area

- ### Patient Zone
- Reception & Waiting Area
 - Patient Intake & Care Areas
 - Lockers & Changing Areas

- ### Administrative Zone
- Physician Offices
 - Business Offices & Records
 - Staff Lounge

Avoid the Cost and Timeline of New Construction

Developing a new medical office or healthcare facility requires significant time, capital, permitting, and construction costs. This existing facility provides an opportunity to accelerate occupancy while leveraging substantial existing improvements.

Existing Healthcare Infrastructure

Specialized electrical, plumbing, HVAC, and facility systems already in place to support healthcare and professional operations.

Compliance-Ready Design

Constructed to meet healthcare facility codes, ADA requirements, and infection control standards — replicating this today carries enormous regulatory cost.

Substantial Cost Savings

Acquiring an existing healthcare facility can significantly reduce development timelines and capital expenditures compared to new construction.

Flexible Reuse Opportunity

Existing patient care, administrative, and support areas create opportunities for medical, dental, therapy, wellness, healthcare, or professional office users.



Regional Healthcare Hub



Western Kansas' Premier Healthcare Market

Dodge City serves as a **regional healthcare and business hub** for Western Kansas, drawing patients and consumers from a broad multi-county trade area. The area's role as a healthcare destination creates opportunities for medical, dental, outpatient, wellness, and professional service providers.



Limited Modern Inventory

Purpose-built healthcare facilities of this size and quality are rarely available in Western Kansas, creating a unique owner-user opportunity.



Growing Outpatient Demand

Healthcare delivery continues shifting toward outpatient and community-based care, increasing demand for flexible healthcare facilities & medical office space.



Expansive Service Area

Ford County and surrounding communities create a large regional trade area that supports a variety of healthcare and professional service providers.

Property Specifications

Property Address	2203 Summerlon Circle, Dodge City, KS
Building Size	8,460 SF
Site Size	1.39 Acres
Year Built	2003
Stories	1
Property Type	Medical Office / Healthcare Facility
Parking	Off-Street Parking
County	Ford County
State	Kansas



 All information is deemed reliable but not guaranteed. Buyer to verify all data during due diligence.

Why This Opportunity Stands Out



Healthcare Facility Design

Purpose-built healthcare facility with an efficient layout for patient care, administration, and support services.



Existing Infrastructure

Existing healthcare infrastructure and building systems already in place, reducing conversion and development costs.



Strategic Location

Dodge City serves as a regional hub for Western Kansas, supporting healthcare, professional services, and business operations.



Growing Healthcare Demand

Continued demand for outpatient healthcare, wellness, dental, therapy, and professional services supports long-term occupancy potential.



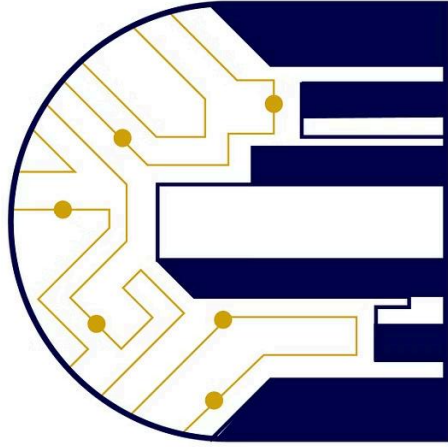
Compelling Value

Acquisition cost may be significantly below the cost and timeline associated with developing a comparable facility today.



Flexible Future Use

Suitable for medical office, specialty clinic, dental, therapy, veterinarian, wellness, healthcare, or professional office users.



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For More Information

Contact **Midwest CRE Advisors** for pricing, property tours,
and complete due diligence materials.

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