



1001 6th Avenue

Leavenworth, Kansas

- Three story, 38,800± SF medical building constructed 1997
- Ideal owner user opportunity offered at well below replacement cost
- Full floor available up to approximately 12,840 SF
- Ample parking, 4.75± per 1,000 SF plus available street parking
- Actively maintained by former hospital system owner-occupant
- Central location-walking distance to downtown commercial district
- For Sale: \$1,400,000 | For Lease: Contact Agent

For more information:

Mike Sonnenberg, CCIM

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For Sale or Lease
Medical Office Bldg

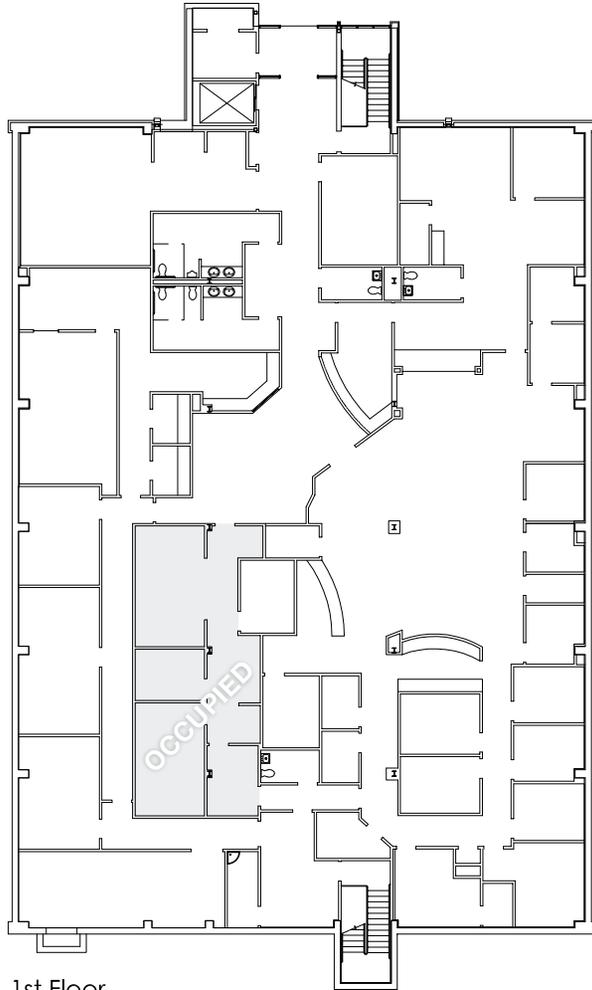


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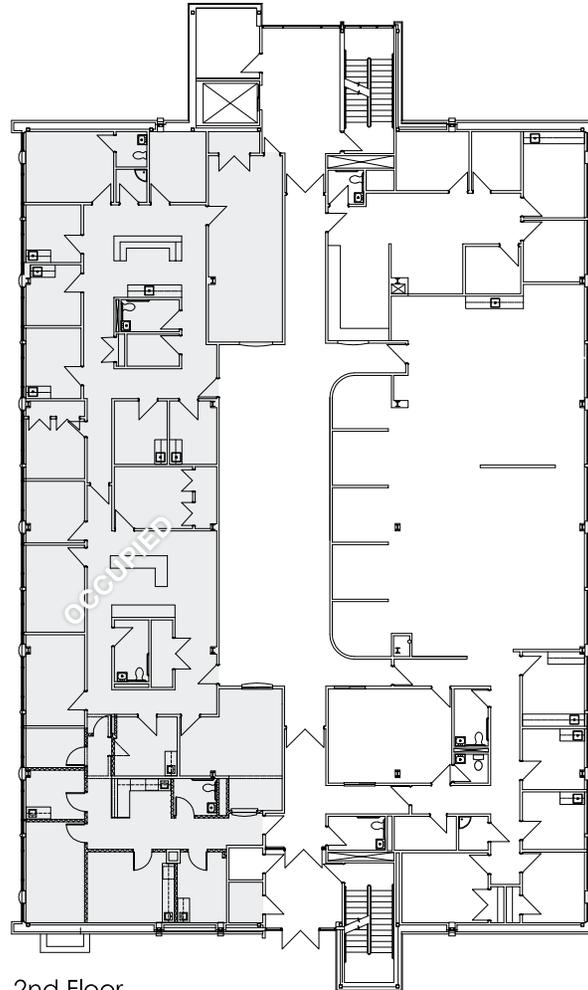
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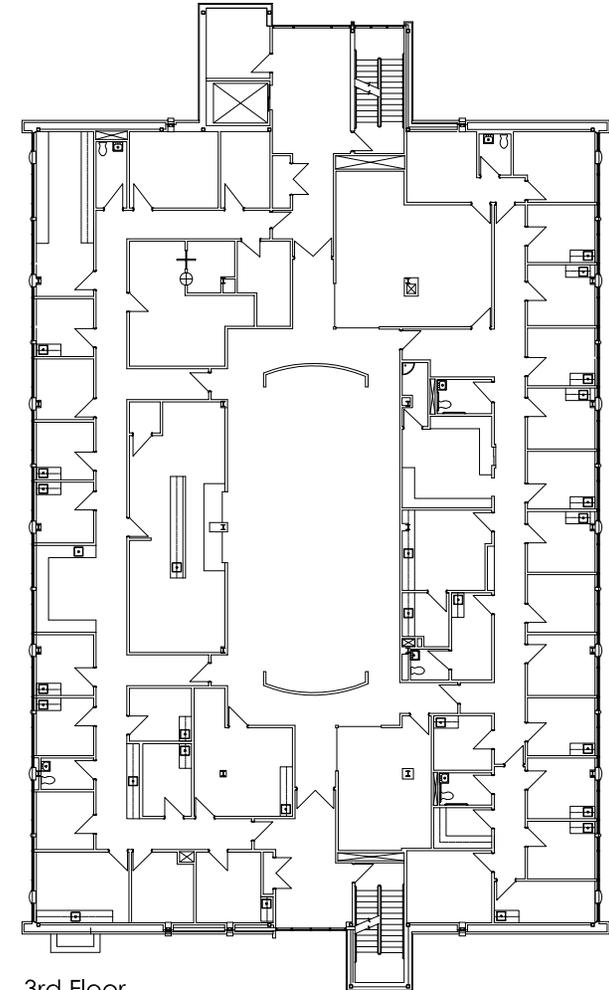
1st Floor
Total Sq Ftg: 13,078

- Associated Audiologists: 1,031 SF Lease
- Expiration: 6/30/2026
- Current Base Rent: \$19.00/SF

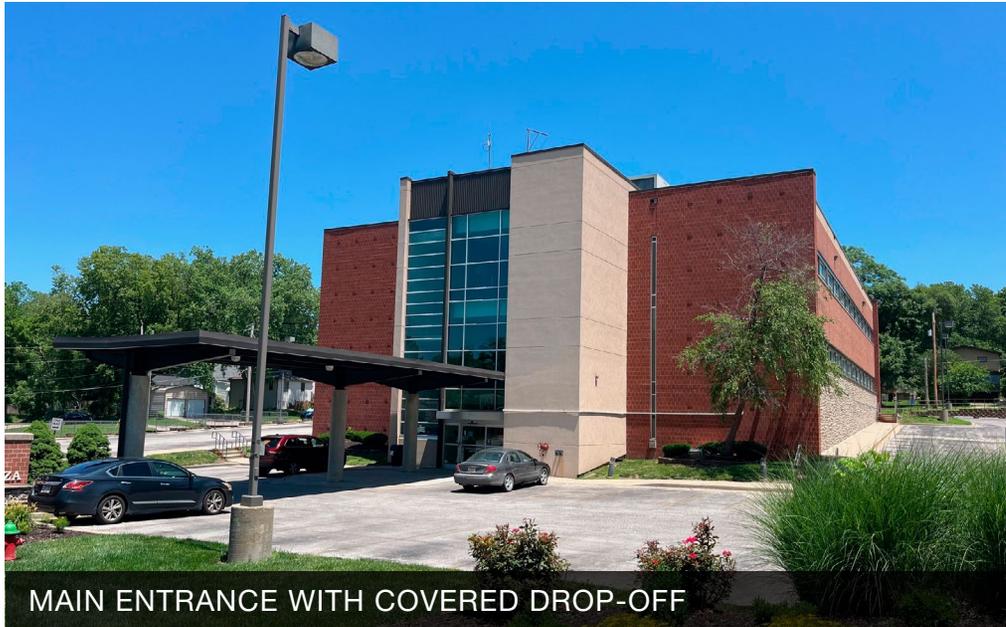


2nd Floor
Total Sq Ftg: 12,840

- Swope Health: 5,167 SF Lease
- Expiration: 12/31/2028
- Current Base Rent: \$19.00/SF



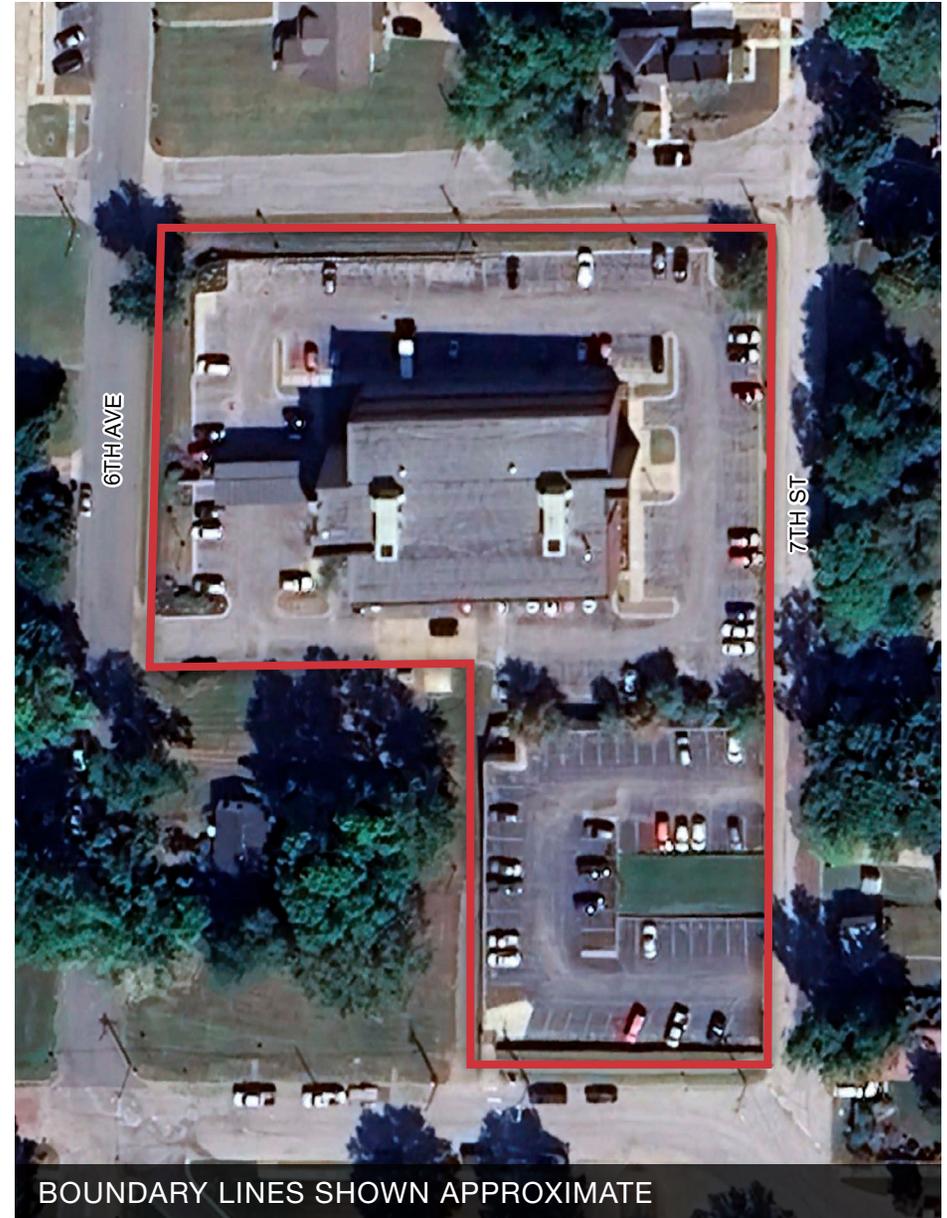
3rd Floor
Total Sq Ftg: 12,840



MAIN ENTRANCE WITH COVERED DROP-OFF



EAST ENTRANCE – 2ND FLOOR GRADE LEVEL



BOUNDARY LINES SHOWN APPROXIMATE