

OFFICE FOR SALE & LEASE

MULBERRY PLACE OFFICE CENTER – LOCATION MEETS CASH FLOW

612 & 614 MULLBERRY ST, DERBY, KS



FOR SALE & LEASE

KW WICHITA EAST

12021 East 13th Street North
Wichita, KS 67206

PRESENTED BY:

JOSHUA TURNER

Managing Director
C: (316) 789-4748
joshuaturner@kw.com

Each Office Independently Owned and Operated

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612 NORTH MULBERRY ROAD



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612 NORTH MULBERRY ROAD

Price:	\$1,650,000
Building SF:	9,398
Price / SF:	\$175.57
NOI:	
CAP Rate:	8%
Lease Rate:	
Rentable SF:	9,398
Available SF:	0
Occupancy:	100%
Lot Size:	1.20 Acres
Frontage:	125.00
Signage:	Monument Sign
Parking:	62 surface spaces
Parking Ratio:	6.6/1000

Property Overview

Mulberry Place presents a unique opportunity to acquire a well-maintained, fully leased office investment located in the thriving Derby, Kansas market. The property consists of two single-story office buildings totaling approximately 9,398 square feet and features six professional office suites ranging from 1,160 to 2,200 square feet.

Strategically positioned near the intersection of Rock Road and Madison Avenue, Mulberry Place offers excellent visibility and accessibility within one of Derby's established commercial corridors. The property is located directly across from Derby City Hall and benefits from its close proximity to retail amenities, restaurants, schools, and other community services.

Built in 2001, the property has been thoughtfully designed for professional office users and provides tenants with functional layouts, ample parking, and convenient access. The site includes 1.23 acres (53,384 SF) with 62 parking spaces, providing an attractive parking ratio that supports both tenant operations and customer accessibility.

With 100% occupancy, a strong, long standing tenant base, desirable location, and limited management requirements, Mulberry Place represents an excellent opportunity for investors seeking a stable, income-producing office asset in the growing Derby market.

Property Highlights

- Offering Price: \$1,650,000
- Building Size: 9,398 SF
- Building 1: 5,292 SF
- Building 2: 4,106 SF
- Year Built: 2001
- Site Size: 1.23 Acres (53,384 SF)
- Parking: 62 Surface Parking Spaces
- Office Suites: Six (6) Multi-Tenant Suites
- Zoning: B-2 – Neighborhood Business
- Location: Strategically positioned in Derby, Kansas, near the signalized intersection of Rock Road and Madison Avenue, directly across from Derby City Hall and surrounded by retail, restaurants, financial institutions, and schools.
- Occupancy: 100% Leased



PROPERTY PHOTOS

612 NORTH MULBERRY ROAD



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PROPERTY PHOTOS

612 NORTH MULBERRY ROAD



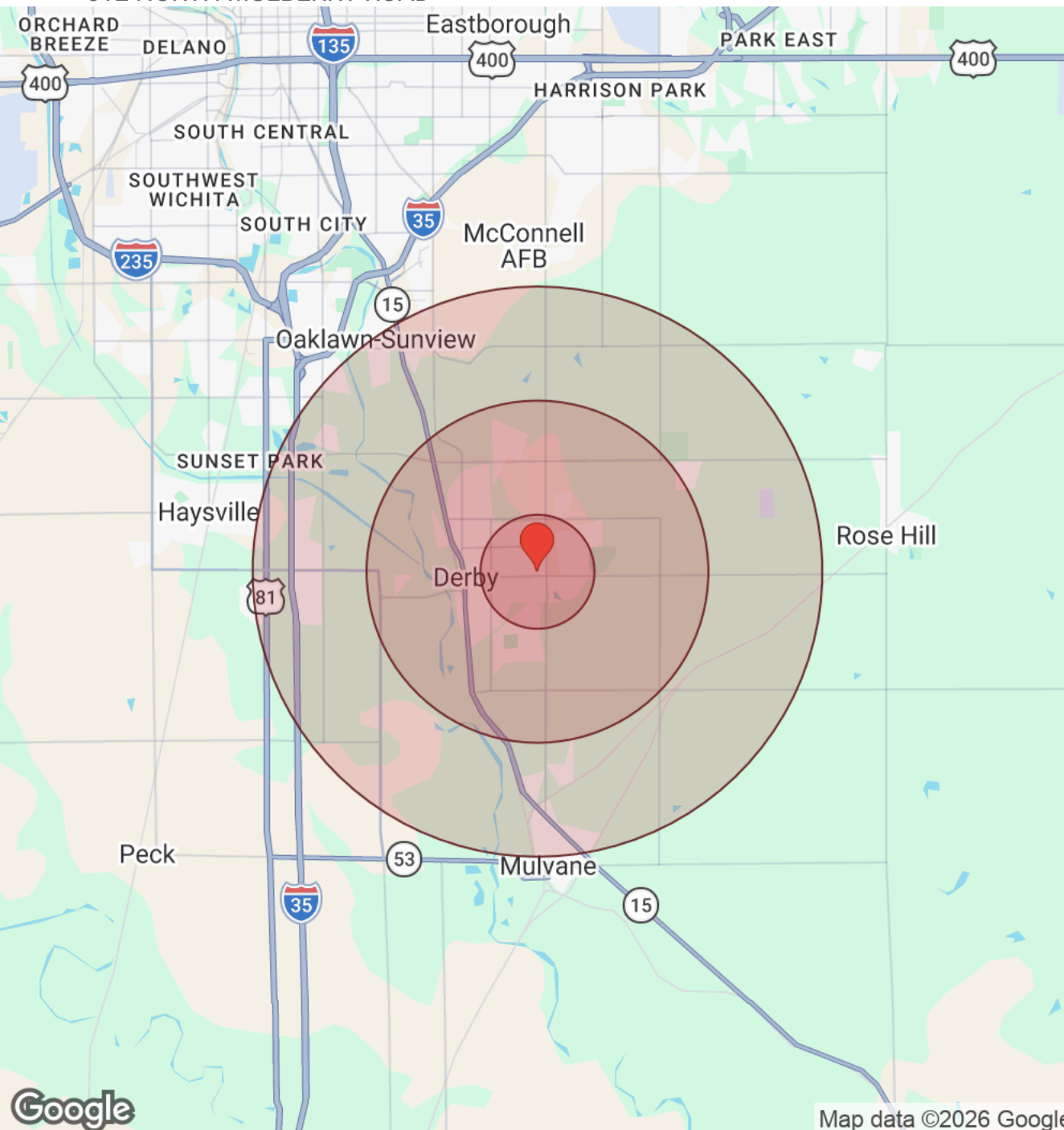
PROPERTY PHOTOS

612 NORTH MULBERRY ROAD



DEMOGRAPHICS

612 NORTH MULBERRY ROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,465	13,441	21,671
Female	4,595	13,596	21,816
Total Population	9,060	27,037	43,487

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,420	21,738	34,537
Black	250	803	1,122
Am In/AK Nat	37	111	213
Hawaiian	5	14	30
Hispanic	840	2,658	4,666
Asian	155	616	1,131
Multiracial	352	1,095	1,779
Other	2	5	9

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,713	11,786	18,577
Occupied	3,479	10,940	17,235
Owner Occupied	2,662	7,455	12,127
Renter Occupied	817	3,485	5,108
Vacant	234	847	1,343

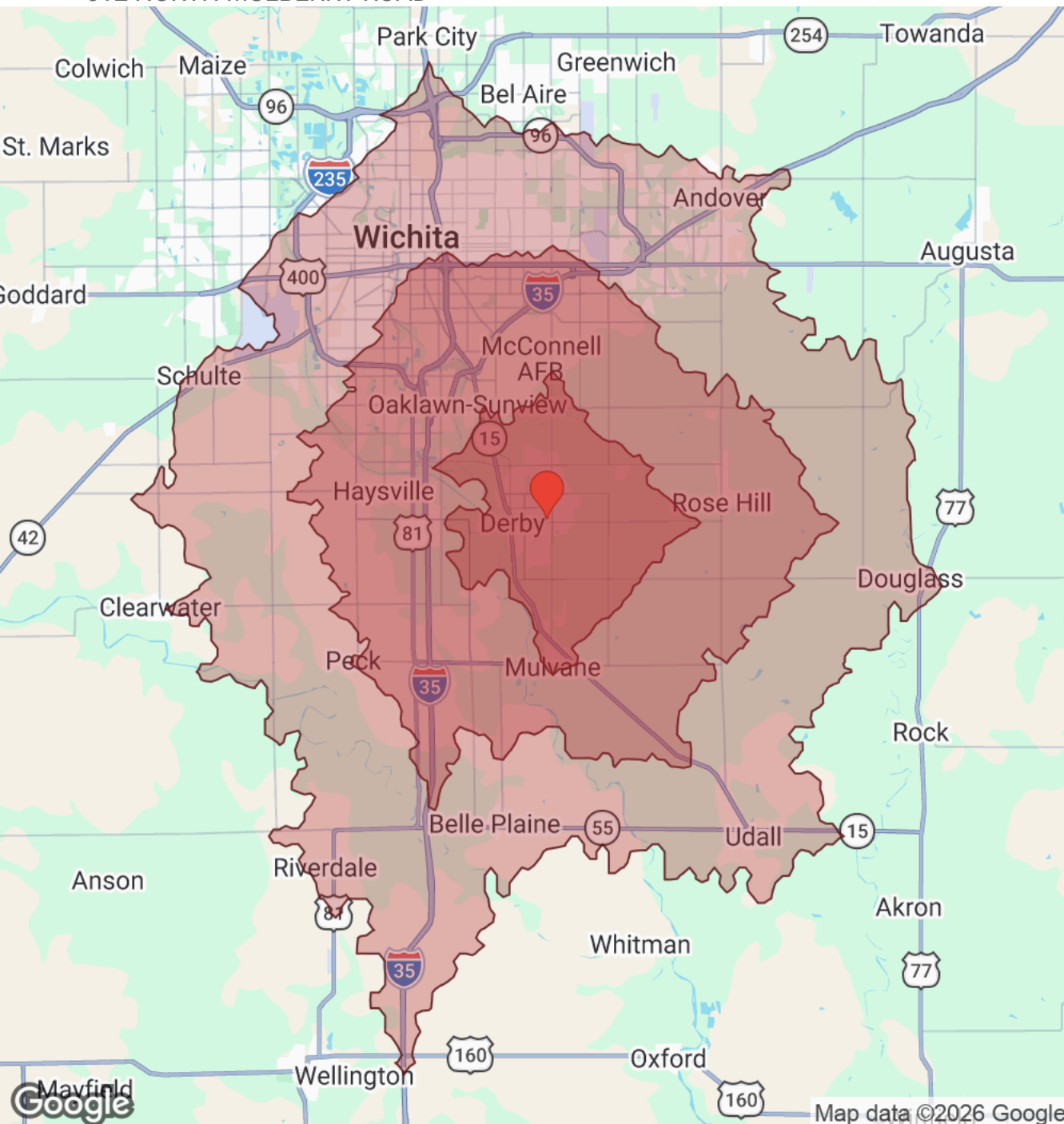
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,757	5,384	8,751
Ages 15 - 24	1,057	3,435	5,439
Ages 25 - 54	3,128	9,906	15,872
Ages 55 - 64	1,056	3,042	5,150
Ages 65+	2,062	5,270	8,277

Income	1 Mile	3 Miles	5 Miles
Median	\$89,417	\$89,403	\$83,408
Under \$15k	105	360	612
\$15k - \$25k	143	424	726
\$25k - \$35k	353	789	1,220
\$35k - \$50k	176	875	1,538
\$50k - \$75k	591	1,854	3,563
\$75k - \$100k	646	2,028	2,851
\$100k - \$150k	633	2,319	3,474
\$150k - \$200k	529	1,390	2,026
Over \$200k	304	901	1,226

Distance: 1 Mile 3 Miles 5 Miles

DEMOGRAPHICS

612 NORTH MULBERRY ROAD



Population	10 Mins	20 Mins	30 Mins
Male	16,553	89,859	209,582
Female	16,819	89,536	203,011
Total Population	33,372	179,395	412,592

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	27,051	113,234	254,569
Black	881	15,715	43,198
Am In/AK Nat	143	1,058	2,269
Hawaiian	20	161	330
Hispanic	3,214	31,269	74,885
Asian	714	10,459	21,083
Multiracial	1,338	7,373	15,885
Other	7	90	371

Housing	10 Mins	20 Mins	30 Mins
Total Units	14,357	78,752	183,988
Occupied	13,339	72,626	169,405
Owner Occupied	9,281	41,330	94,022
Renter Occupied	4,058	31,296	75,383
Vacant	1,018	6,126	14,583

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	6,725	36,829	81,090
Ages 15 - 24	4,213	25,151	60,612
Ages 25 - 54	12,240	70,127	161,311
Ages 55 - 64	3,780	19,867	44,999
Ages 65+	6,415	27,420	64,581

Income	10 Mins	20 Mins	30 Mins
Median	\$88,965	\$66,114	\$67,571
Under \$15k	426	5,921	14,576
\$15k - \$25k	527	4,517	11,088
\$25k - \$35k	885	7,748	15,053
\$35k - \$50k	1,057	8,485	21,154
\$50k - \$75k	2,491	14,874	32,156
\$75k - \$100k	2,299	10,849	23,919
\$100k - \$150k	2,818	11,790	26,457
\$150k - \$200k	1,755	5,046	12,017
Over \$200k	1,082	3,396	12,985

Driving Time: 10 Mins 20 Mins 30 Mins

LOCATION MAPS

612 NORTH MULBERRY ROAD



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