



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 Wesley ER and Derby Marketplace – Derby’s premier retail center.
- 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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SITE PLAN



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Office: 316-262-6400
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PROPERTY PHOTOS



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WEIGAND
COMMERCIAL

AERIAL VIEW



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