

FOR LEASE or SALE

1101 N Rock Rd BUILDING 300 Derby, KS 67037

NaimMartens



Rock Road Surgery Center

Built in 2005, this high quality, fully furnished ambulatory surgery center with two state-of-the-art operating rooms, two endoscopy suites and 2 post op beds is for lease or sale in Derby, Kansas. The facility is comprised of 16,704 SF with 9,784 SF of main floor space and 6,920 SF of basement space for storage. Located along the ever expanding Rock Road corridor and less than 2 miles from the new Rock Regional Hospital, making it the ideal location for medical or professional offices.

Derby is positioned on the southeastern edge of Wichita and is the city's largest suburb with a population exceeding 23,000 people. Derby is well regarded as an affluent community and has an average household income in excess of \$80,000.

Contact listing broker for sale details.

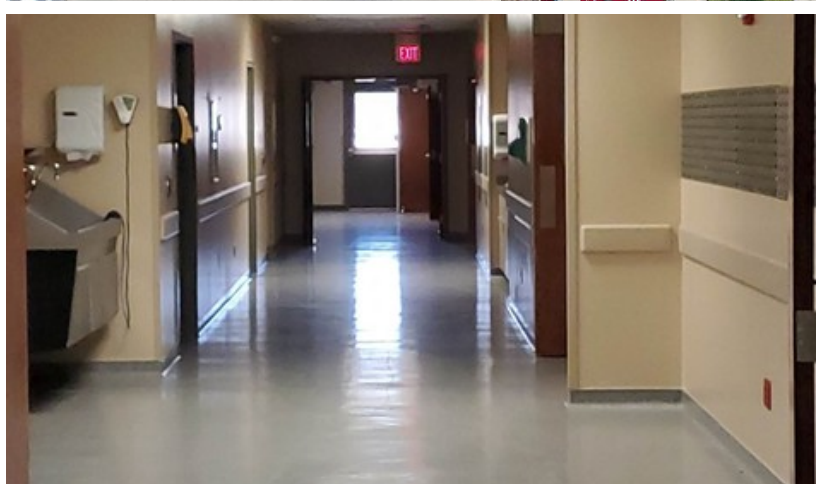
OFFERING SUMMARY

Available SF	16,704 SF
Lease Rate	\$17.50 SF/yr (NNN)
Lot Size	0.75 Acres
Parking	106 Spaces
Main Floor	9,784 SF
Basement	6,920 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,304	\$82,869
3 Miles	23,216	\$73,652
5 Miles	40,238	\$69,071

Additional Photos



435 South Broadway

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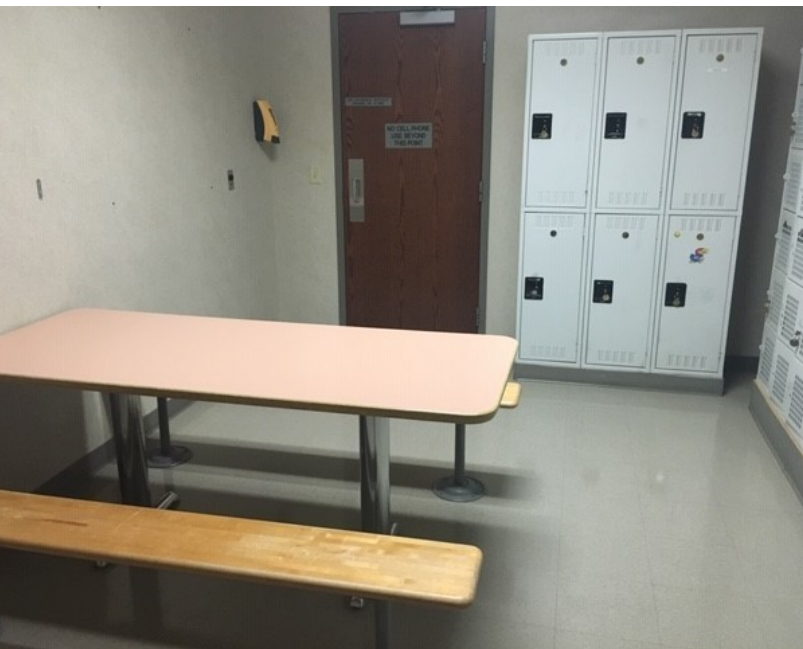
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FOR LEASE

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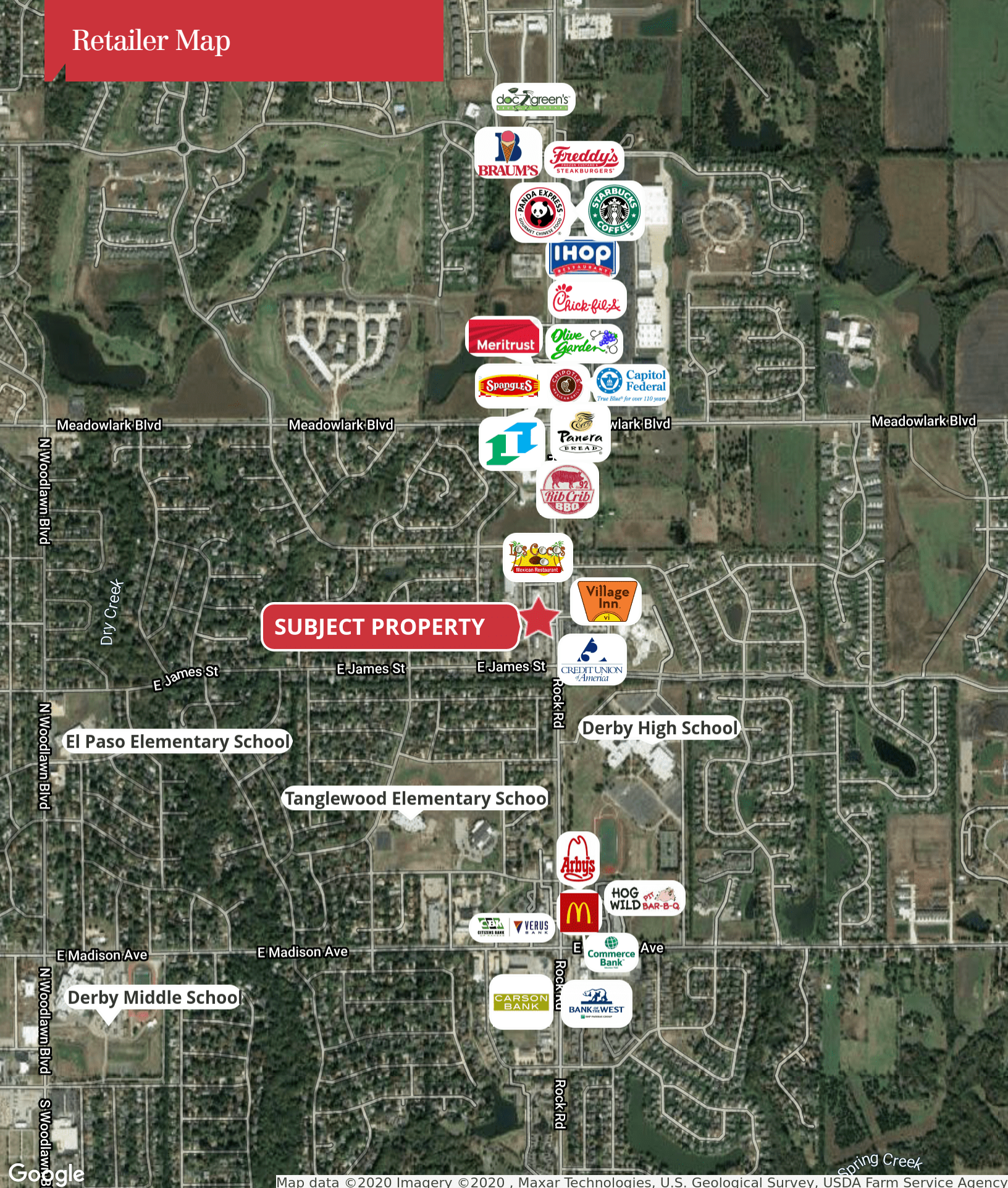
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Retailer Map



SUBJECT PROPERTY

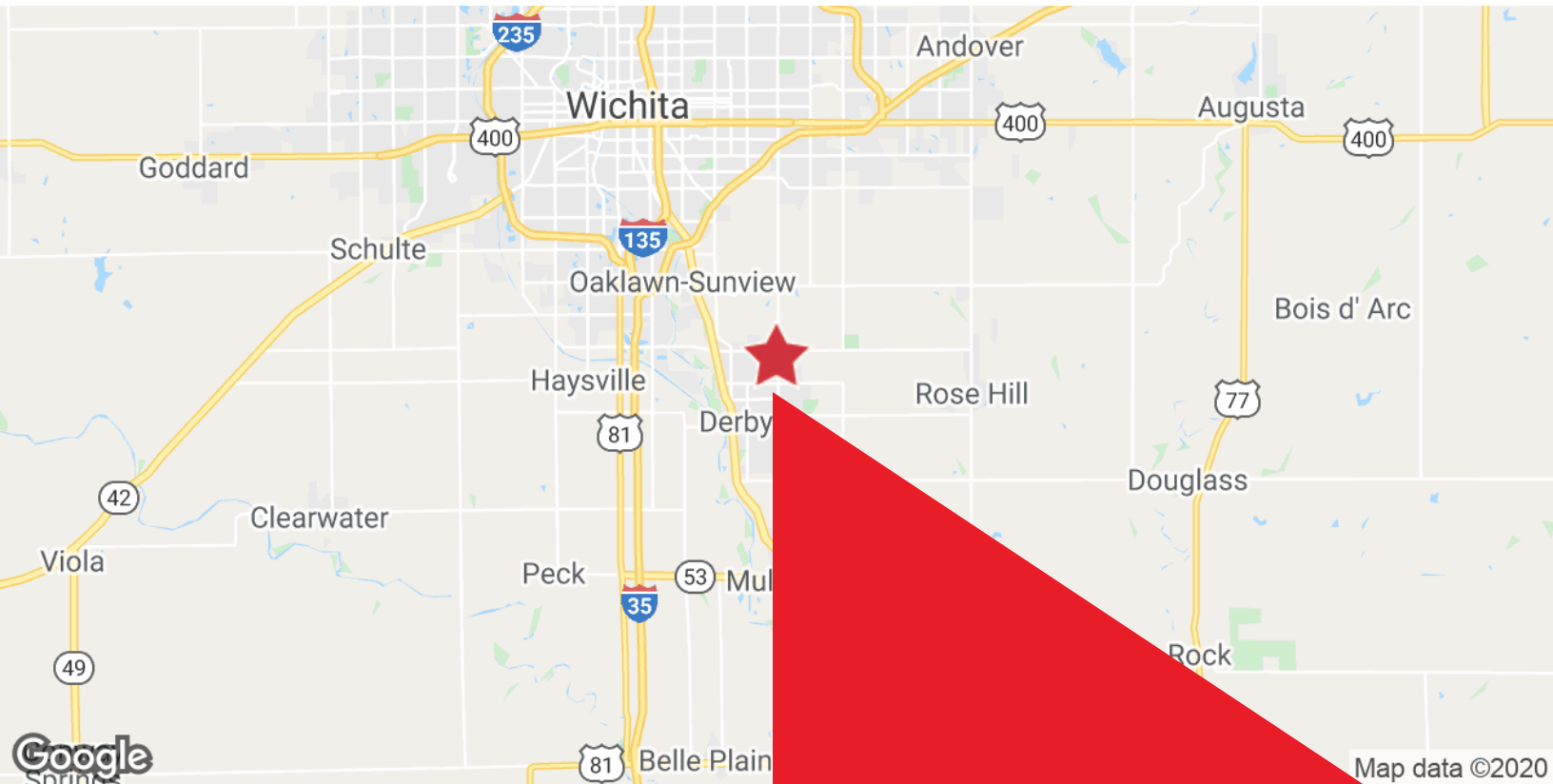


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Rock Road Surgery Center

1101 N Rock Rd BUILDING 300

Derby, Kansas 67037



Wichita MSA

With a population of over 644,000 people, the Wichita Metropolitan area is the largest MSA in Kansas and is anchored by Wichita which is home to 389,000 people. The city has grown steadily over the last 25 years, showing a total population increase of over 26%.

For more information

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