

Class A Office - 1715 Medical Parkway, Suite 201

MARKETING BROCHURE

1715 MEDICAL PKWY



1715 Medical Park
Anesthesia Billing, Inc.
Mid-Kansas ENT
Benjamin Hawley, MD
Midwest Hearing and
Balance
Newton Home Health
Sleep Disorders Center

EXCLUSIVELY LISTED BY:

Kristin Stang, CCIM
kstang@insitere.com
(316) 518-9399

Chris Abdayem
chris@insitere.com
(316) 221-8508

InSite
REAL • ESTATE • GROUP

InSite Real Estate Group
608 W. Douglas, Suite 106
Wichita, KS 67203

www.InSiteRE.com

Brokerage • Consulting • Investment • Development • National



Newton Medical Center

Walmart

DOLLAR TREE

Arby's

the Y

New Retail Development

Sale Price	\$1,690,000
Lease Rate	\$19.00/SF/YR Full Service
Space Size	3,390-26,558 SF
Land Area	66,631 SF
Year Built	2007
Zoning	"C-2" General Business District
2020 County Appraised Value	\$1,802,420.00



Property Overview

1715 Medical Parkway is located in Newton, Kansas on the Newton Medical Center campus. The building was built in 1997 with steel frame construction, and stucco exterior walls. The East portion of the site is paved with concrete and is striped for 145 cars. There is a large lot to the west that can be used for additional parking or a building expansion. The building and site are well maintained and are in very good condition.

The property features a 26,558 square foot office building, which includes medical service providers, medical billing services, physical therapy, sleep therapy and hospice facilities.

The “warm shell” unfinished space on the second floor has an open layout and premier windows on the East and West corners. The clear span structure allows for maximum flexibility in the layout and design of a new tenant’s space.

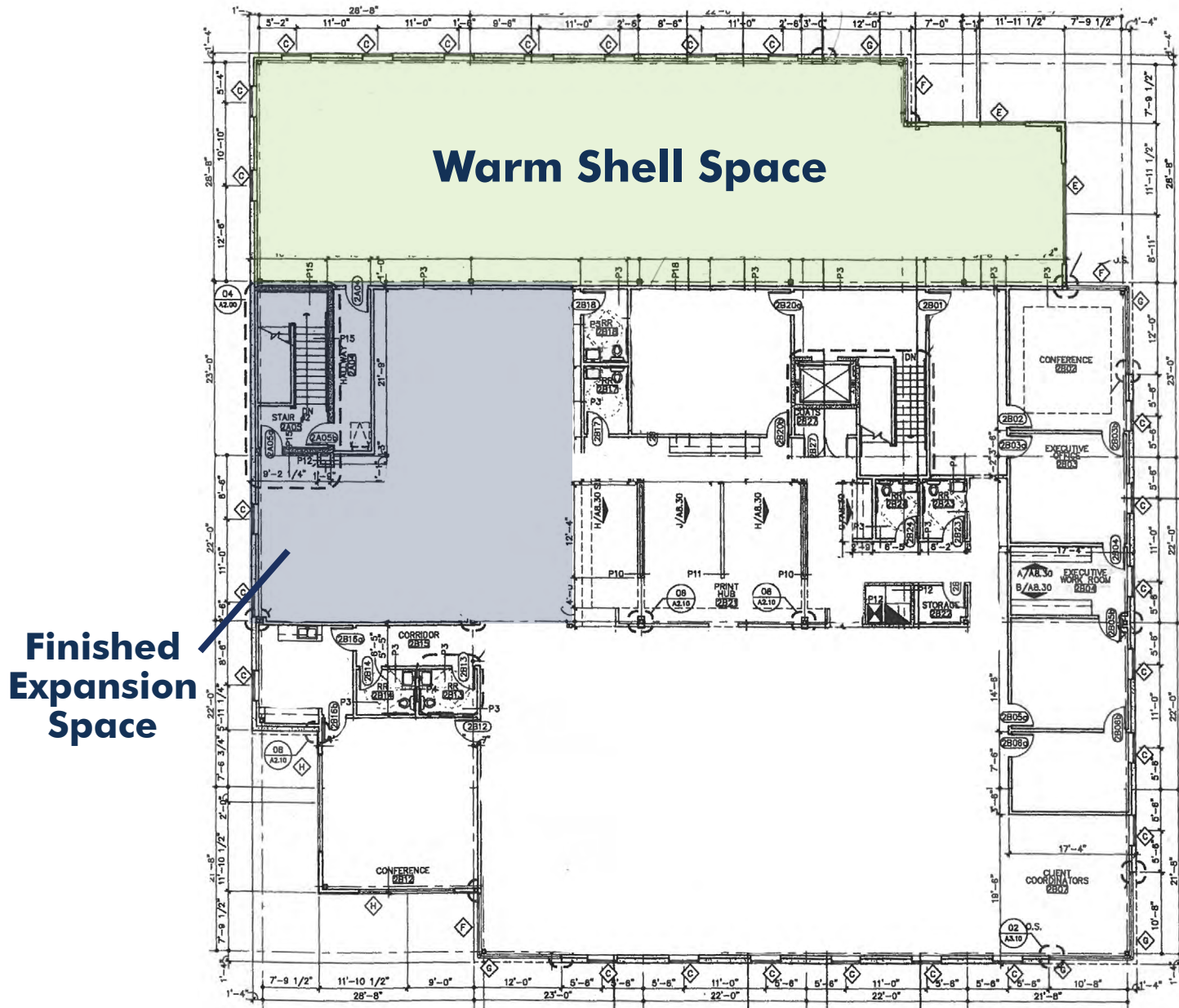
The expansion space includes several private offices, a reception area, a conference room, work rooms, file rooms, storage rooms, dedicated restrooms, and an open office area for workstations. The flooring is carpet and tile, with windows throughout the space.

The Newton Medical Center features a full service hospital, surgery center, emergency services, rehabilitation services, and many other medical facilities. The campus includes a full service YMCA, Fit Trail and on-site Café. The property is easily accessible off of Kansas Street from Highway 50 North, or from the South via Kansas Street, off of 24th St S.

Property Highlights

- Great location in the Newton Medical Center
- Attractive setting with an easily accessible site
- Quality, well-built facility
- Clear span construction
- Ample paved parking
- Excess land for expansion and/or additional parking
- Elevator for second floor access
- Nicely finished office area with room for expansion







Class A Office - 1715 Medical Parkway, Suite 201

MARKETING BROCHURE

1715 MEDICAL PKWY



EXCLUSIVELY LISTED BY:

Kristin Stang, CCIM
kstang@insitere.com
(316) 518-9399

Chris Abdayem
chris@insitere.com
(316) 221-8508

InSite Real Estate Group
608 W. Douglas, Suite 106
Wichita, KS 67203

www.InSiteRE.com

Brokerage • Consulting • Investment • Development • National

InSite
REAL • ESTATE • GROUP

All information contained herein is from sources deemed reliable. However, InSite Real Estate Group has not undertaken any independent investigation of the information contained herein. Accordingly, InSite Real Estate Group makes no representations or warranties with respect to the accuracy or completeness of the information set forth herein, and disclaims any liability whatsoever resulting from the falsity, inaccuracy, incompleteness or omissions, if any, relating to the facts and information set forth herein. All parties are advised to make their own inspections, analysis and verification. The information contained herein is subject to change in price, correction, prior sale, or withdrawal without notice.