

Class A Office-Condo - 1715 Medical Parkway, Suite 201

FOR SALE OR LEASE

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

Sale Lease-back Opportunity Investment

EXCLUSIVELY LISTED BY:

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Newton Medical Center

50

135

S Kansas Ave

Medical Pkwy

Walmart

Arby's

DOLLAR TREE

the Y

New Retail Development

Sale Price	\$1,690,000
Cap Rate	8.15%
Lease Rate	\$19.00/SF/YR Full Service
Space Size	3,390-15,320 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.

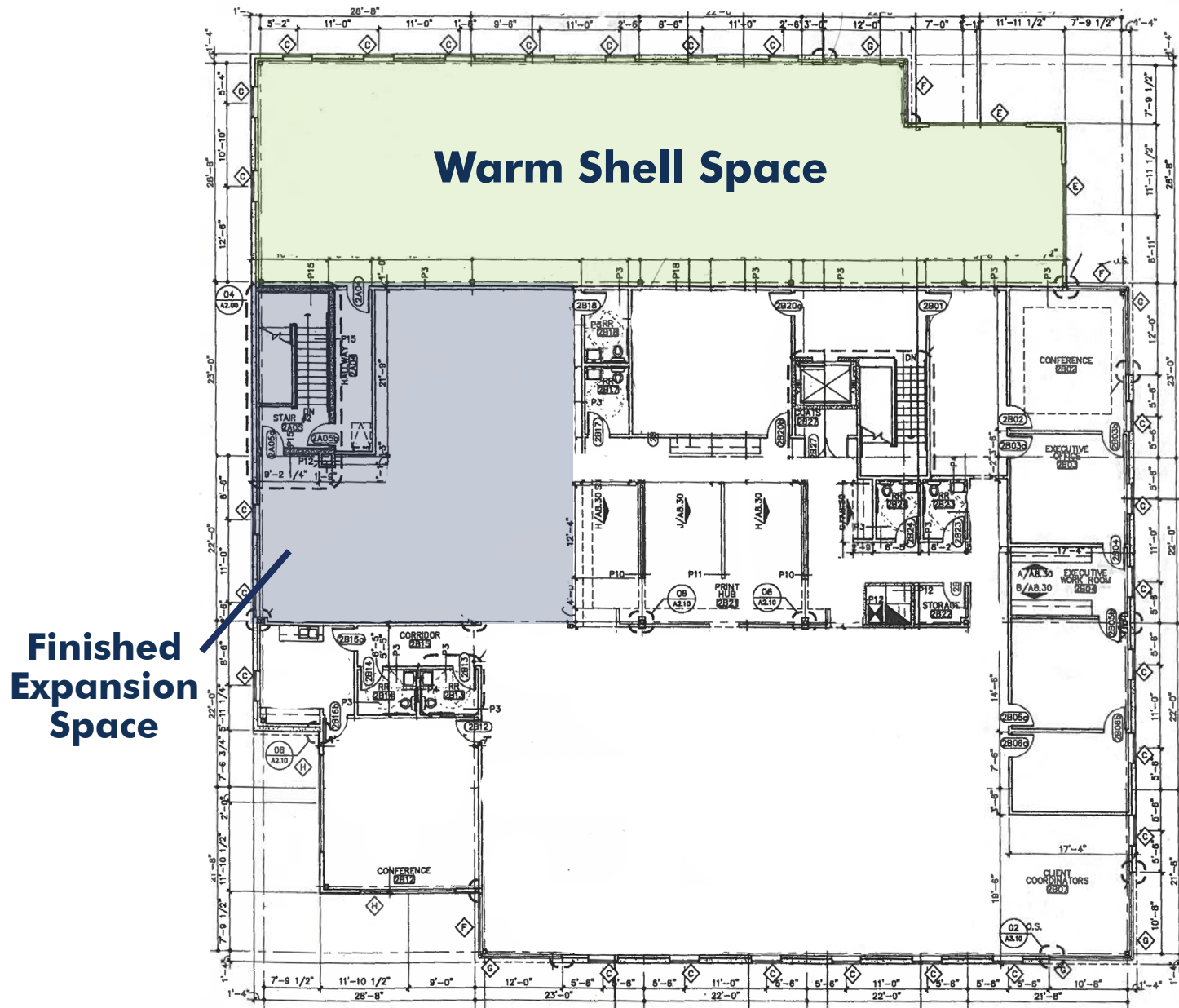
The expansion space includes several private offices, a reception area, a conference room, work rooms, file rooms, storage rooms, dedicated restrooms, and an open office area for workstations. The flooring is carpet and tile, with windows throughout the space.

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







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MARKETING BROCHURE

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