



FOR LEASE

# Medical Plaza One

1741 NE Douglas Street / Lee's Summit, MO

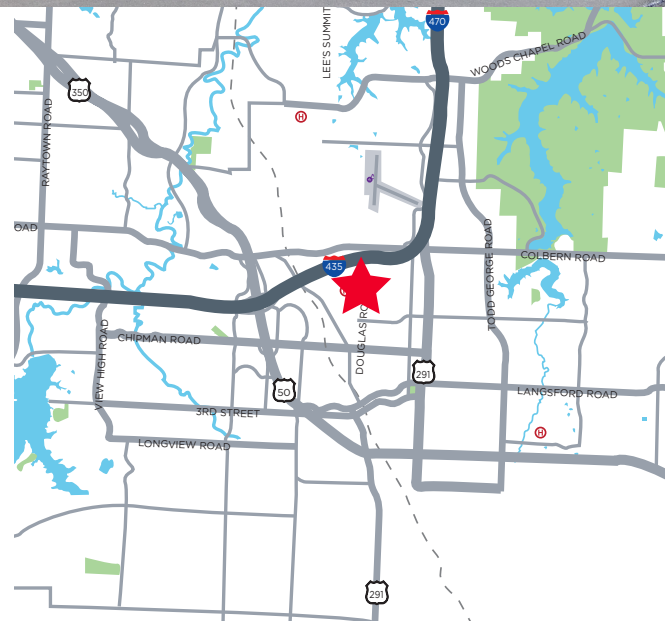
MEDICAL & OFFICE USE



**1,569 SF First Floor Suite Available**  
**Lease Rate: \$25.00 PSF FS**  
**Net of Janitorial**

## Property Highlights

- First floor suite, built out medical/office space
- Perfect for medical/office users
- Adjacent from St. Luke's East & Truman Medical Center East
- Great access to Interstate 470 with over 67,000 cars per day
- Lee's Summit has been named the #5 "Most Livable Small Cities in the U.S." by SmartAsset (2020)

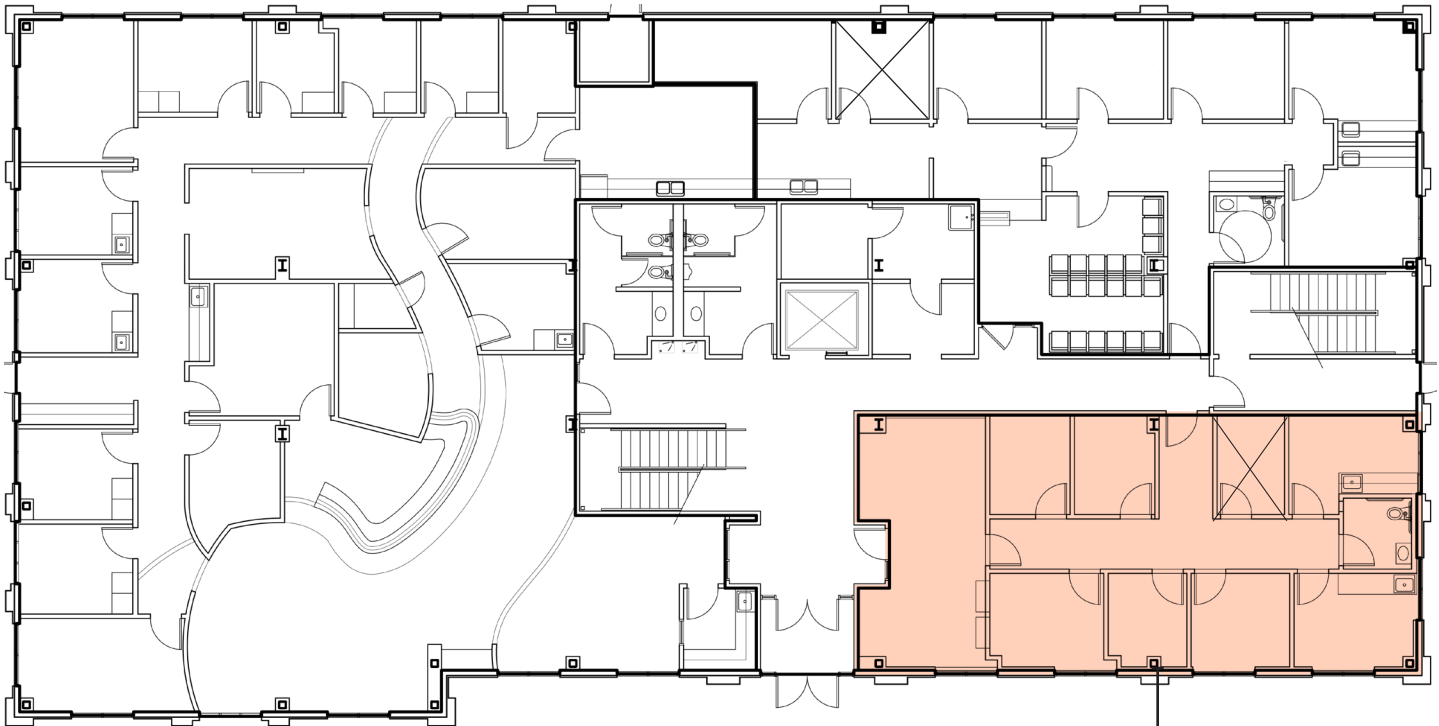


**Suzanne Dimmel, CCIM**  
Director  
+1 816 412 0271  
suzanne.dimmel@cushwake.com

**Andrew Greene**  
Director  
+1 816 216 5654  
andrew.greene@cushwake.com

4600 Madison Avenue, Suite 800  
Kansas City, MO 64112  
Main +1 816 221 2200  
Fax +1 913 273 1398  
**cushmanwakefield.com**

## First Floor Plan



**SUITE 101**  
1,569 SF  
AVAILABLE

### SUITE 101

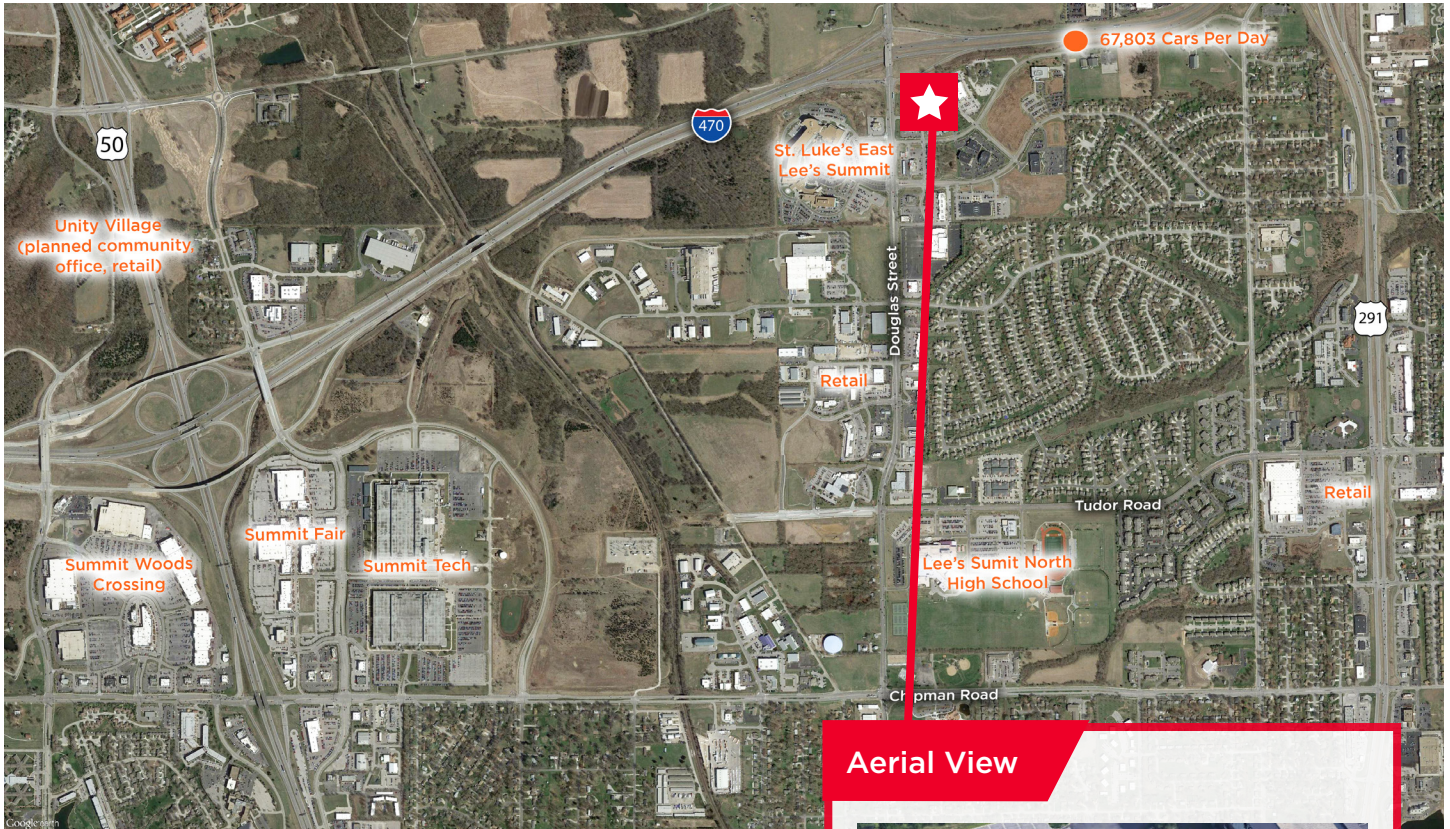
- Reception
- Enclosed front desk with pass-through to reception
- 4 offices/exam rooms
- 2 exam rooms with water (could be used as a breakroom)
- Private restroom

**Suzanne Dimmel, CCIM**  
Director  
+1 816 412 0271  
suzanne.dimmel@cushwake.com

**Andrew Greene**  
Director  
+1 816 216 5654  
andrew.greene@cushwake.com

4600 Madison Avenue, Suite 800  
Kansas City, MO 64112  
Main +1 816 221 2200  
Fax +1 913 273 1398  
**cushmanwakefield.com**



**Aerial**

**Aerial View**

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	3,566	45,267	85,439
Households	1,341	18,828	33,556
Average HH Income	\$89,693	\$77,744	\$91,811
Daytime Population	3,209	35,306	47,138
# Businesses	307	2,635	3,671

**Suzanne Dimmel, CCIM**  
 Director  
 +1 816 412 0271  
 suzanne.dimmel@cushwake.com

**Andrew Greene**  
 Director  
 +1 816 216 5654  
 andrew.greene@cushwake.com

4600 Madison Avenue, Suite 800  
 Kansas City, MO 64112  
 Main +1 816 221 2200  
 Fax +1 913 273 1398  
**cushmanwakefield.com**