

FOR SALE: 10100 E Shannon Woods, Wichita, KS

PRICE: \$762,000.00



PROPERTY DETAILS:

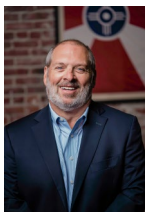
- * Suite 106 has 3,035 sq. ft. and is vacant, ready for immediate occupancy.
- * Suite 104 has 1,581 sq. ft. and is occupied by Via Christi on a modified gross lease basis (see lease details)
- * Total size of the building is 4,616 sq. ft.
- * Year Built: 2007
- * Zoning: "GC" General Commercial
- * Parking: Approximately 20 stalls
- * Existing fire sprinkler system

PROPERTY HIGHLIGHTS:

- * Close to the K-96 and Webb Road Interchange and Jabara Airport
- * Convenient to multiple dining and shopping venues along the Rock Road and Greenwich Road corridors

VIA CHRISTI LEASE SUMMARY:

- * Tenant is Via Christi Rehabilitation Hospital, Inc.
- * Current lease expires May 31, 2027
- * Either party can cancel the lease by giving one hundred eighty (180) day written notification
- * Automatic one-year renewals unless terminated or a longer term is negotiated
- * Rental rate is \$23.54 psf / \$37,216.74 annually or \$3,101.40 monthly (modified gross lease)
- * Net Operating Income (NOI) is approximately \$27,000.00 annually.



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1. Davita Dialysis Center
2. Wichita Urology Group
3. Kansas Surgery & Recovery Center
4. Advanced Orthopedic Associates
5. Ark Valley Orthotics & Prosthetics
6. Mid-Kansas Pediatric Associates
7. Mid-Kansas Ear Nose & Throat
8. Kidz Cardiology
9. Via Christi Physical Therapy
10. Kansas Joint and Spine Specialists

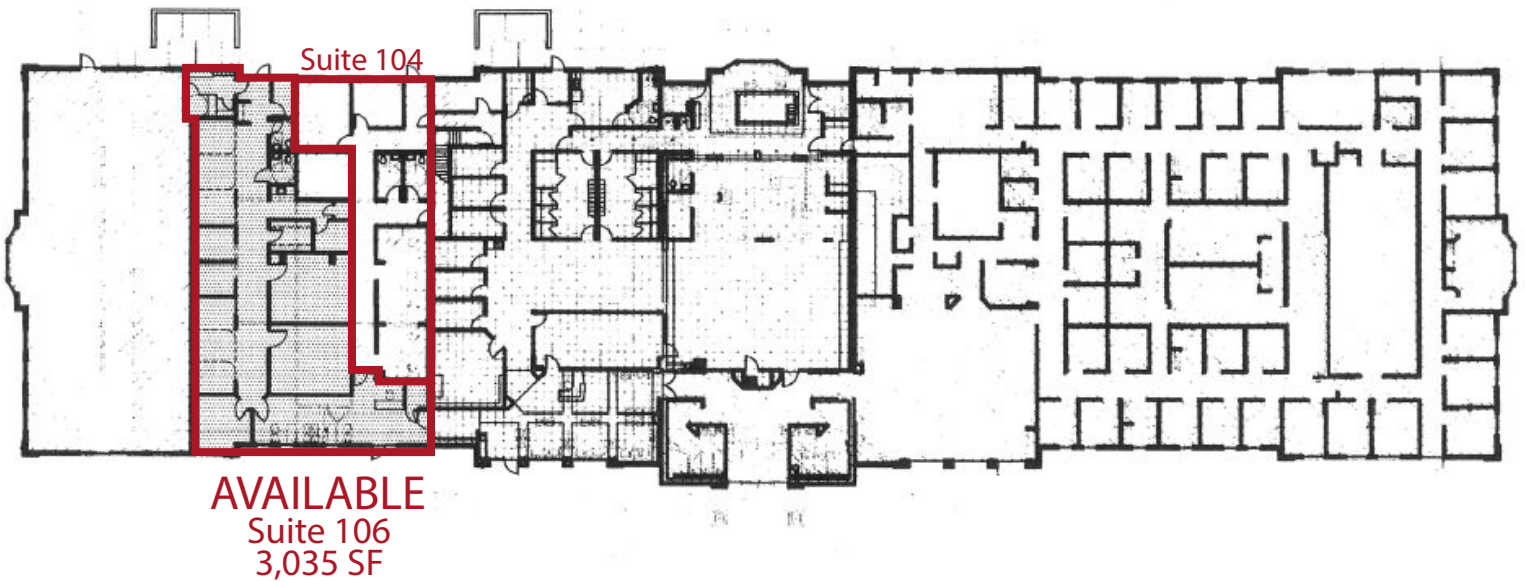
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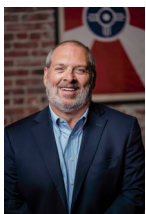


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Suite 104: 1,581 SF
Suite 106: 3,035
Total: 4,616 SF

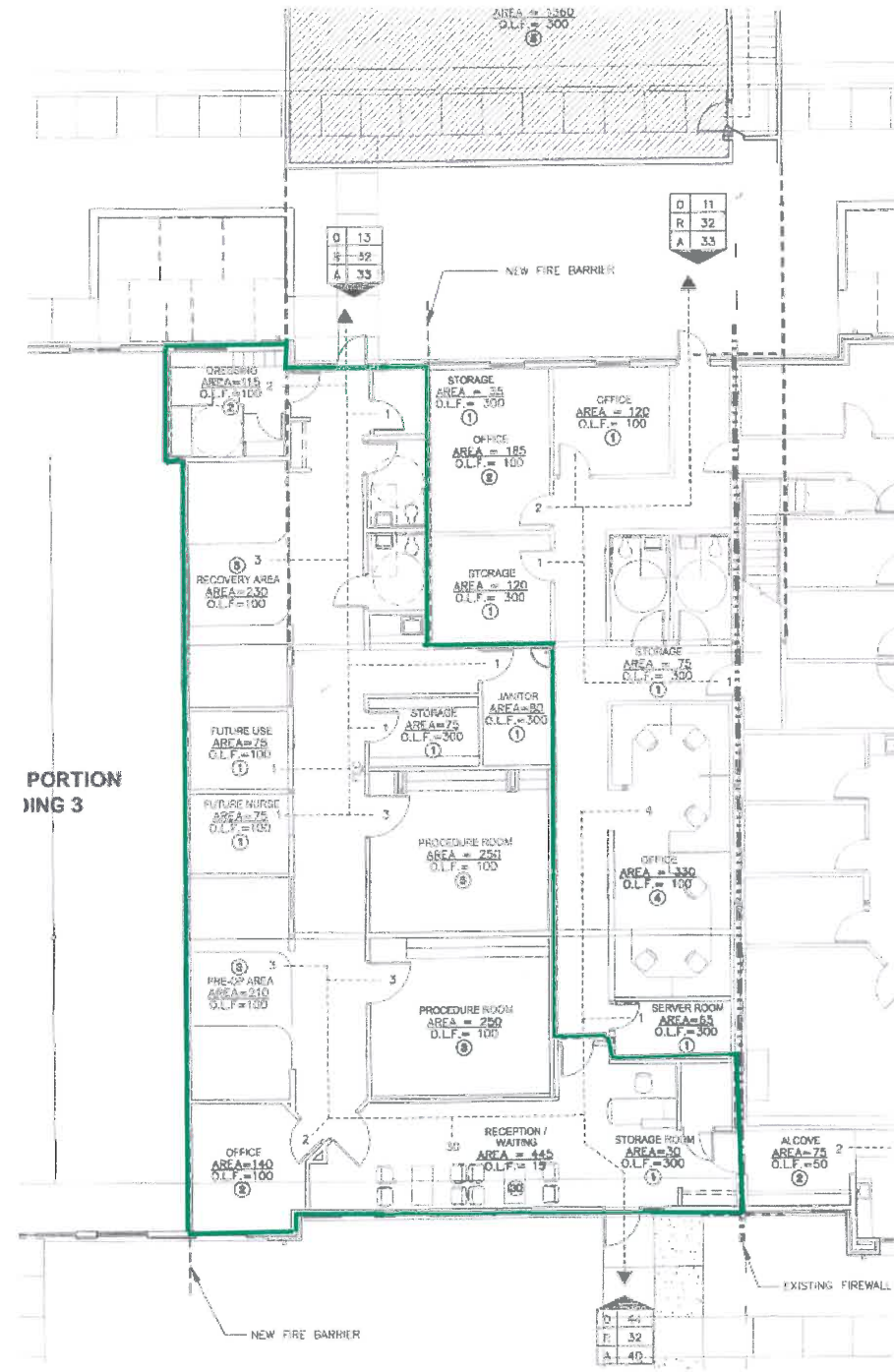


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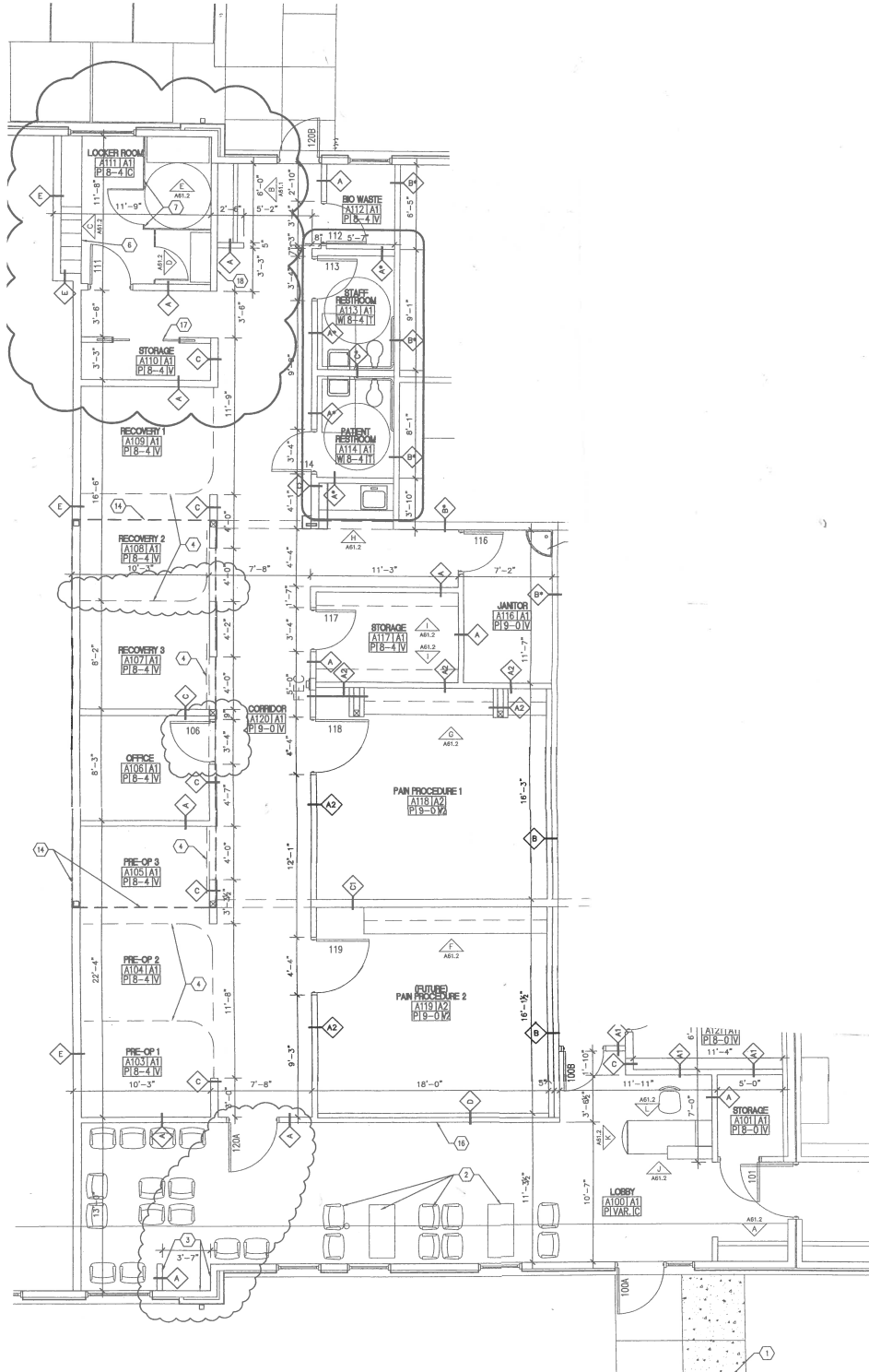


EXHIBIT F

PROHIBITED USES

(1 Page)

The following operations and uses are specifically prohibited at the

Site: Residential uses of any type.

2. Retail sales or operations of any type other than those related specifically to the providing of medical or health services, unless approved by Via Christi Property Services or, after transfer of control, the Owners' Association.
3. Restaurants or fast food operations, other than food service operations contained within Improvements on a Parcel and operated by an Occupant for the benefit of an Occupant and its employees.
4. Medical and dental uses that compete with Via Christi Health System ("System"), entities within the System or entities in which the System has a majority ownership interest, with regard to services available to inpatients and outpatients, including, without limitation: (i) independent radiological or therapy services, including computerized tomography and magnetic resonance imaging and any similar technology whether existing now or in the future; (ii) pathological, clinical or laboratory services; (iii) surgical services other than routine office procedures under local anesthetic; (iv) rehabilitation services, including occupational, physical and speech therapy; (v) orthotics/prosthetics, retail durable medical equipment, including, without limitation, prosthetics and orthotics; (6) home health services; provided however, that any of the foregoing activities may occur on a Parcel to the extent that such activities are merely incidental to the medical practice of an Occupant in the rendering of medical care or services to patients of the Occupant.
5. Any medical procedure or undertaking which would involve the performance of an abortion. As used in the context of this prohibited use, the term "abortion" shall mean any medical procedure the immediate effect of which is the termination of pregnancy before or after viability of the fetus or child.
6. Any use or operation prohibited by applicable law or regulation.
7. All operations and uses not specifically permitted in Section 7.2 of the REA.