



PRIME OFFICE SPACE AVAILABLE




FOR LEASE 655 N. WOODLAWN BLVD., WICHITA, KS 67208

LEASE RATE	\$15.00/SF (NNN)
ESTIMATED NNN	\$4.00/SF
1ST FLOOR SF	11,798 SF Additional 6,883 SF on Lower Level
LOT SIZE	1.43± Acres
YEAR BUILT	1982
PARKING	81 Spaces
ZONING	General Office


PROPERTY HIGHLIGHTS

- Located near the corner of Central and Woodlawn with convenient access to Kellogg (U.S. 400) and nearby amenities including restaurants, grocery and retail.
- Previously used for medical office.
- Large monument signage along Woodlawn.
- Opportunity to renovate the space to your needs with tenant improvement. Allowance options available.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population	10,519	90,426	194,476
 Avg. HH Income	\$104,312	\$76,038	\$77,643
 Median Age	42	38	38

TRAFFIC COUNTS

 Central & Woodlawn	45,098 VPD
Along Central	67,700 VPD
Along Kellogg	67,700 VPD



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FLOOR PLAN - MAIN FLOOR



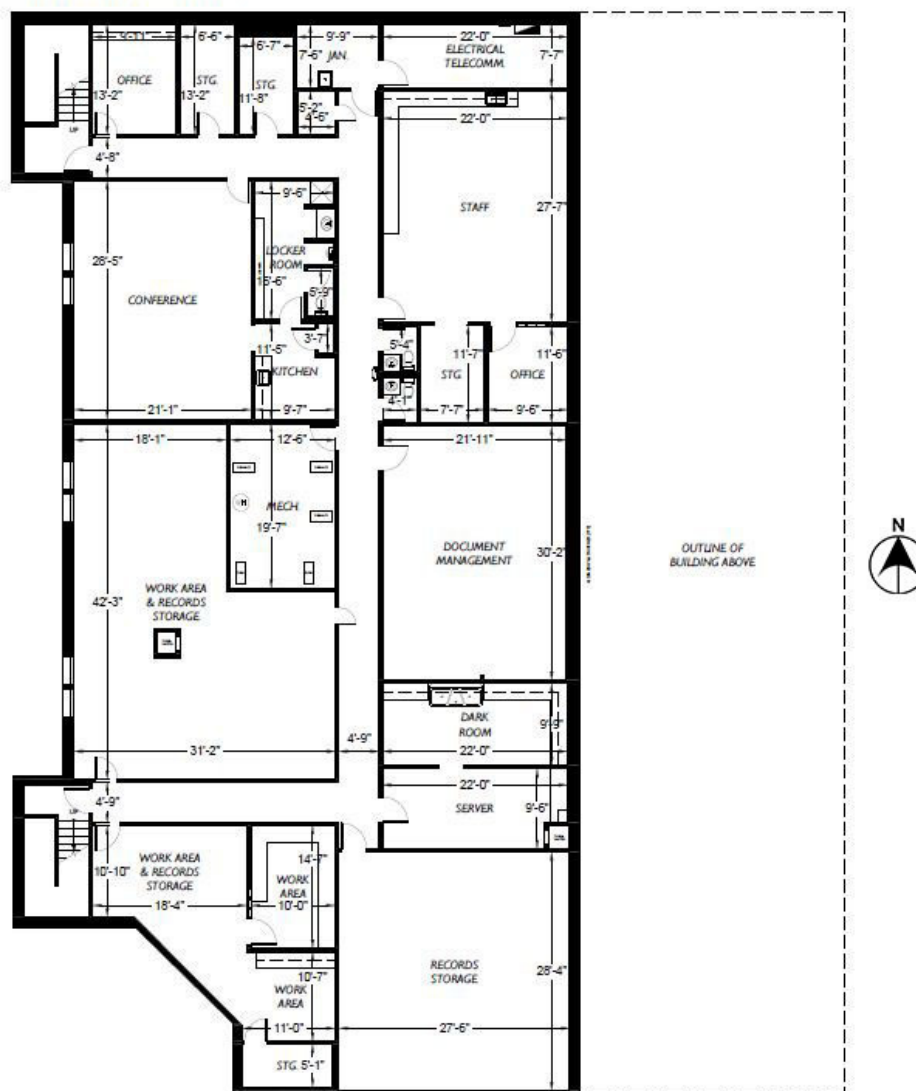
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BASEMENT



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AERIAL VIEW



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