



PREMIER MEDICAL OFFICE SPACE FOR LEASE 13213 W. 21ST CT. NORTH, SUITE 103, WICHITA, KS 67235

LEASE RATE	\$22.00/SF (FS)
SF AVAILABLE	UP TO 4,766 SF
BUILDING SIZE	32,540 SF
PARKING	175 SPACES

PROPERTY HIGHLIGHTS

- Only one suite remaining!
- Class A space – perfect for medical or professional offices.
- Located in an up-and-coming prime West Wichita location with excellent visibility along 21st Street.
- Ample parking with 175 spaces – convenience for staff and clients alike.
- Join a premier building anchored by Heartland Dermatology and surrounded by top healthcare and community amenities.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,113	39,121	95,024
AVG. HH INCOME	\$116,999	\$129,129	\$117,297
MEDIAN AGE	38.7	41.1	39.1
TRAFFIC COUNTS			
21ST ST. & W. 135TH ST.	16,094 VPD		



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INTERIOR PHOTOS



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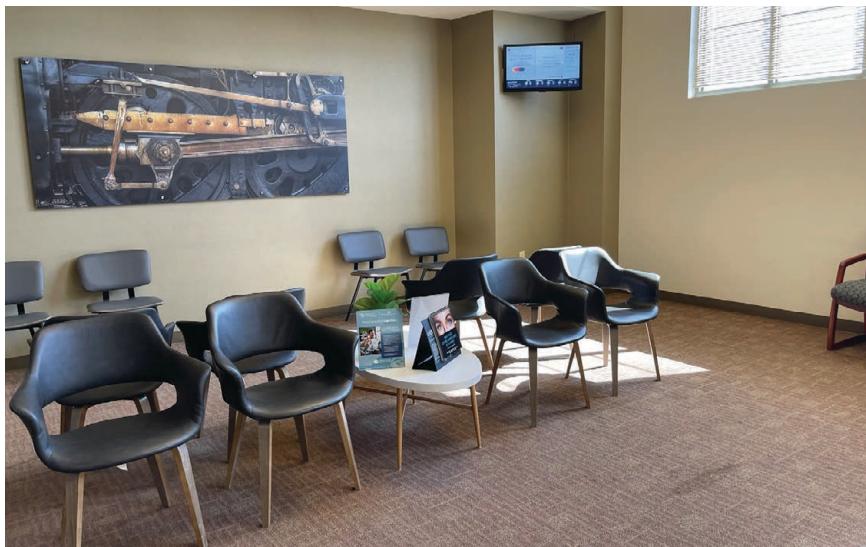
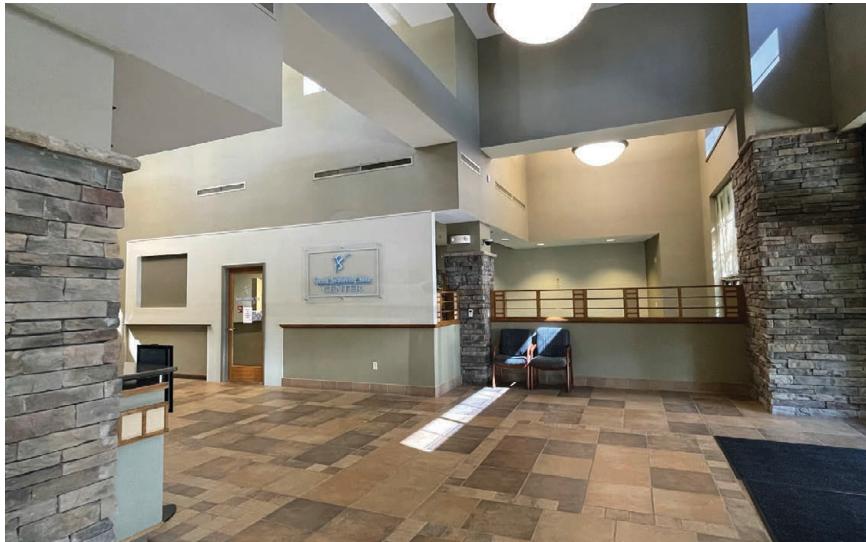
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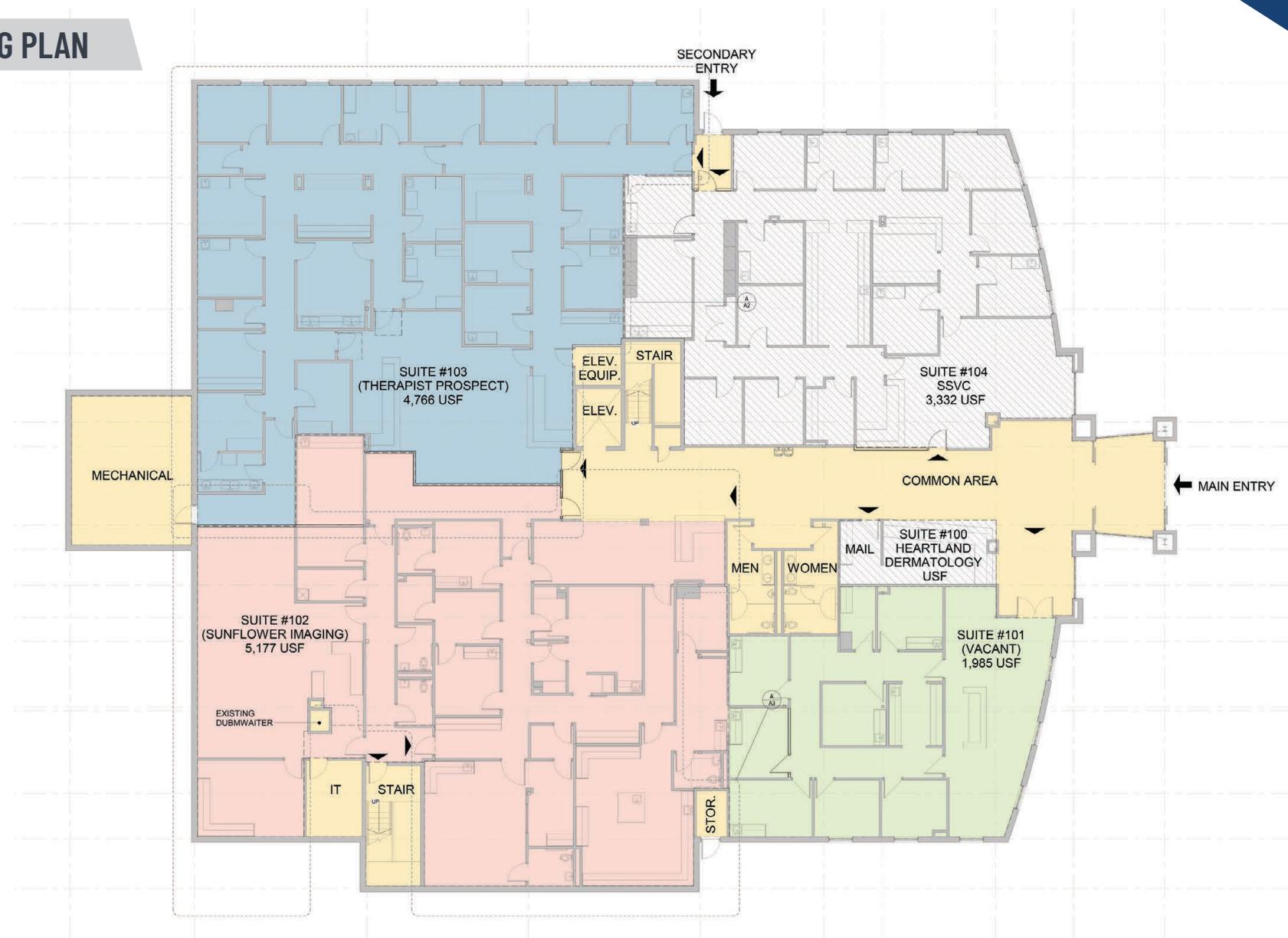
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BUILDING PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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AERIAL VIEW



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