



# PREMIER MEDICAL OFFICE SPACE

FOR LEASE 13213 W. 21ST CT. NORTH, SUITE 103, WICHITA, KS 67235

|                      |                 |
|----------------------|-----------------|
| <b>LEASE RATE</b>    | \$22.00/SF (FS) |
| <b>SF AVAILABLE</b>  | UP TO 4,766 SF  |
| <b>BUILDING SIZE</b> | 32,540 SF       |
| <b>PARKING</b>       | 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      |
| <b>TRAFFIC COUNTS</b>   |            |           |           |
| 21ST ST. & W. 135TH ST. | 16,094 VPD |           |           |



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Weigand.com



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**WEIGAND**  
COMMERCIAL

## INTERIOR PHOTOS



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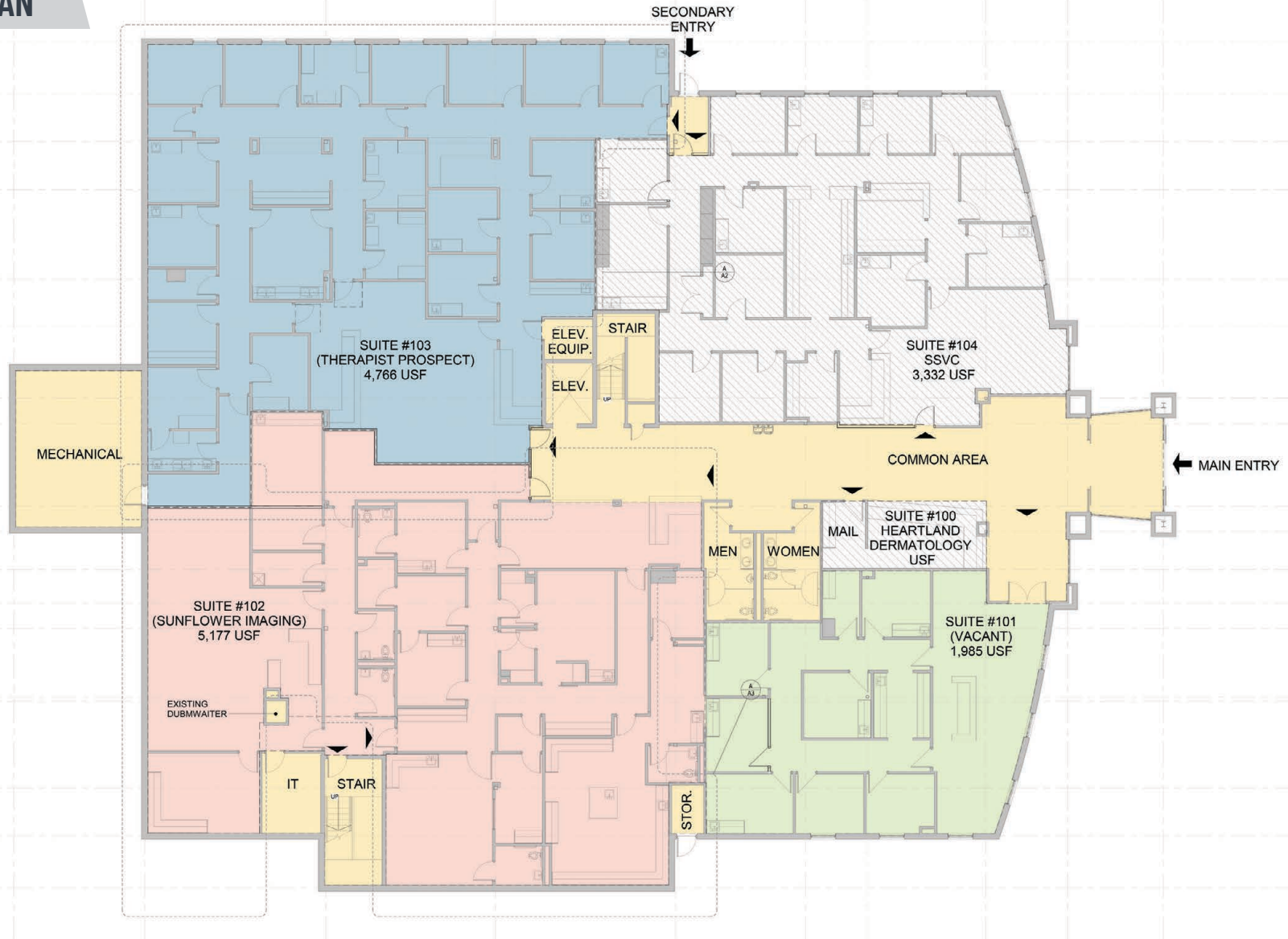
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## BUILDING PLAN



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## AERIAL VIEW



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