

AVAILABLE FOR LEASE 7011 W Central, Wichita, KS 67202



P.O. Box 17087
Wichita, KS 67217
(316) 942-7949

Jon R Cyphert
Commercial Real Estate
(316) 841-0880 / joncyphert@gmail.com

LEASE SPACE

- ▶ +/- 62,750 SF freestanding building
- ▶ Over 300 parking spaces
- ▶ Zoned LC
- ▶ 49,945 cars per day. (Second highest in city)
- ▶ Over 3,000 apartments within 1/2 mile
- ▶ Access to Highways 235 and 54
- ▶ 2 truck high docks
- ▶ Pylon Signage

WHAT'S NEARBY?



LEASE TERMS

- ▶ 10-year lease term
- ▶ \$12.00 PSF
- ▶ Taxes: \$0.65 PSF by tenant
- ▶ CAM Charge: \$0.50 PSF
- ▶ Maintenance: by tenant

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,675	67,374	162,278
Daytime Population	3,873	39,800	104,501
Median Income	\$48,485	\$55,525	\$55,191



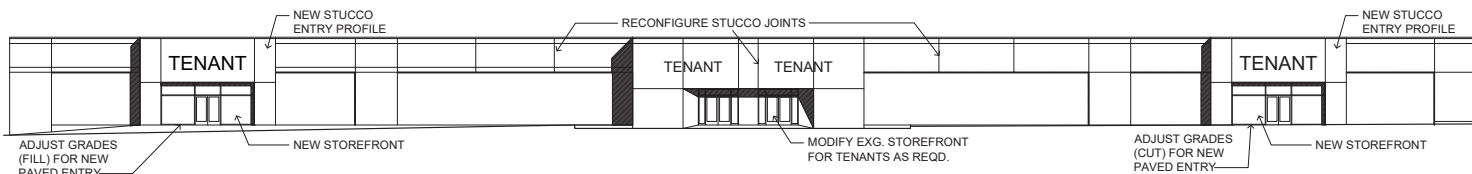
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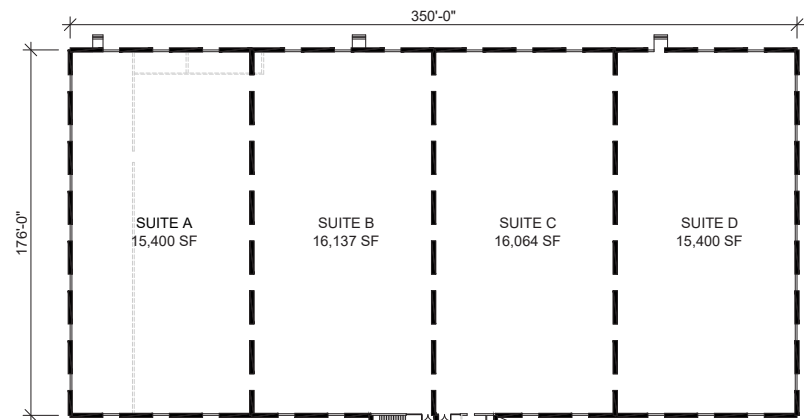
7011 W CENTRAL, WICHITA, KS *Floor Plan*



WEST ELEVATION - AS BLT.



WEST ELEVATION



SUITE A: 15,400 SF
 SUITE B: 16,927 SF (2 LEVELS)
 SUITE C: 16,854 SF (2 LEVELS)
 SUITE D: 15,400 SF

① MAIN LEVEL



① UPPER LEVEL



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Aerial View



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