

# CLASS A OFFICE BUILDING

## FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

SEE VIDEO



**AVAILABLE SF** 3,051 - 11,770 SF

**LEASE RATE**

1st Floor \$28.00/SF, NNN

2nd Floor \$28.00/SF, NNN

(Light Blue Area)

2nd Floor \$28.50/SF, NNN

(Salmon & Green Area)

**ESTIMATED NETS** \$10.00 - \$12.00/SF

**PARKING** Approx. 115 spaces  
(7 handicap)

**PROPERTY HIGHLIGHTS**

- Premier Class A office space at 21st and Webb Road with excellent visibility and accessibility.
- Located within the Webb Road medical corridor, ideal for healthcare and professional services.
- Second floor rooftop terrace with a newly designed kitchenette and bar, providing a distinctive venue for meetings, events, and collaborative work.
- Signage will be available above entries to offices – examples in the renderings.
- Close to Bradley Fair, Wichita’s destination for upscale dining and retail.
- TI allowance of \$45.00/SF.
- Join area tenants:



	TENANT	SUITE SIZE	AVAILABILITY
<b>1ST FLOOR</b>	TENANT A	2,700± SF	Healical Health and Wellness
	TENANT B1	2,282± SF	Prime Medical
	TENANT B2	3,319± SF	LEASED
	TENANT C	3,099± SF	AVAILABLE
	TENANT D	2,845± SF	Elite Diagnostics
<b>2ND FLOOR</b>	TENANT E	4,376± SF	AVAILABLE
	TENANT F	3,051± SF	AVAILABLE
	TENANT G	4,343± SF	AVAILABLE



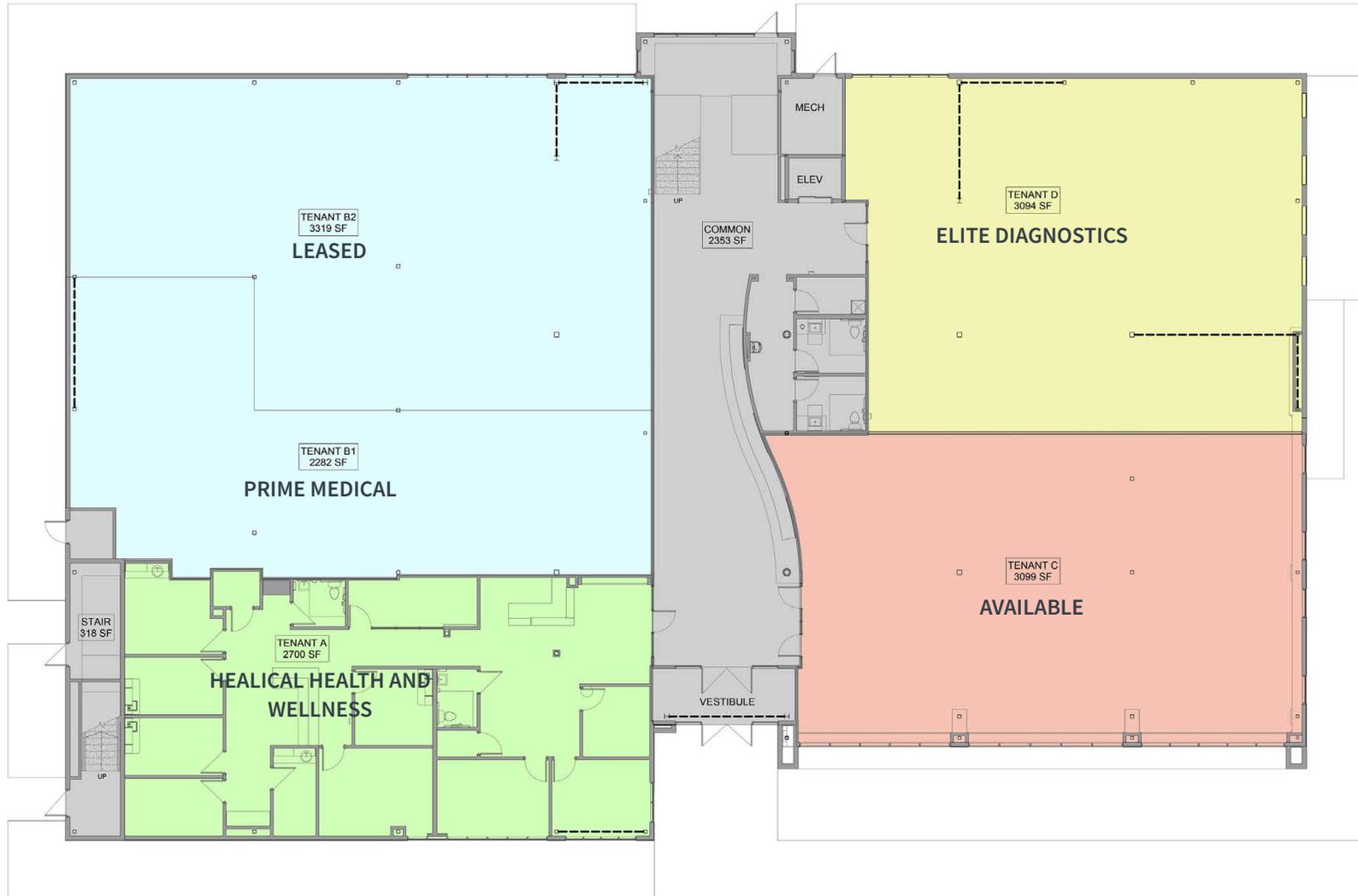
**Whitney Vliet Ward**  
316-292-3900  
wward@weigand.com

**Christi Royse, CCIM**  
316-292-3919  
croyse@weigand.com

**Weigand Real Estate – Commercial**  
Office: 316-262-6400  
Weigand.com

**CONCEPTUAL PLAN - 1ST FLOOR**

3,099 SF AVAILABLE



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.



**Whitney Vliet Ward**  
316-292-3900  
wward@weigand.com

**Christi Royse, CCIM**  
316-292-3919  
croyse@weigand.com

**Weigand Real Estate - Commercial**  
Office: 316-262-6400  
Weigand.com

## CONCEPTUAL PLAN - 2ND FLOOR

11,770 SF AVAILABLE



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.



**Whitney Vliet Ward**  
316-292-3900  
wward@weigand.com

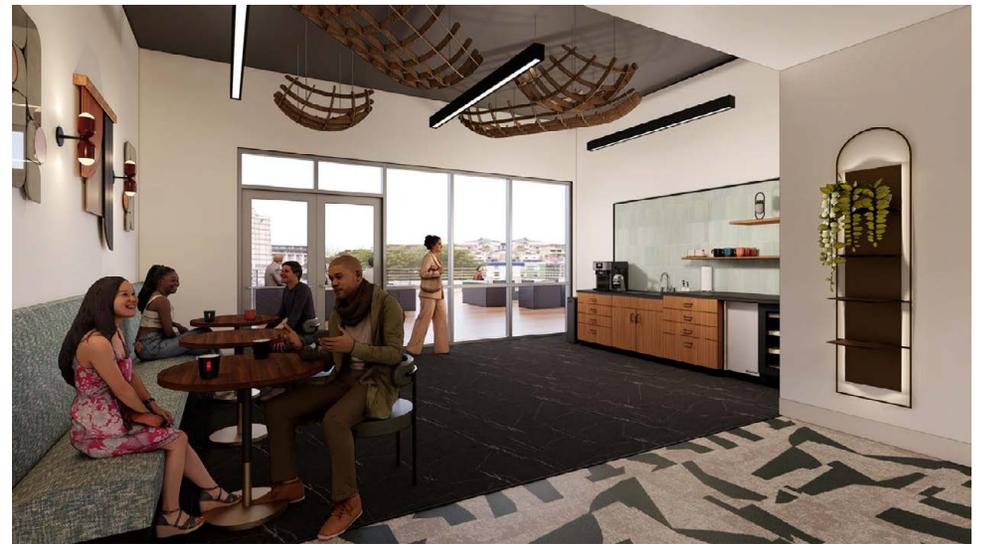
**Christi Royse, CCIM**  
316-292-3919  
croyse@weigand.com

**Weigand Real Estate - Commercial**  
Office: 316-262-6400  
Weigand.com

# CLASS A OFFICE BUILDING FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

**WEIGAND**  
COMMERCIAL

## CONCEPTUAL RENDERINGS



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.



**Whitney Vliet Ward**  
316-292-3900  
wward@weigand.com

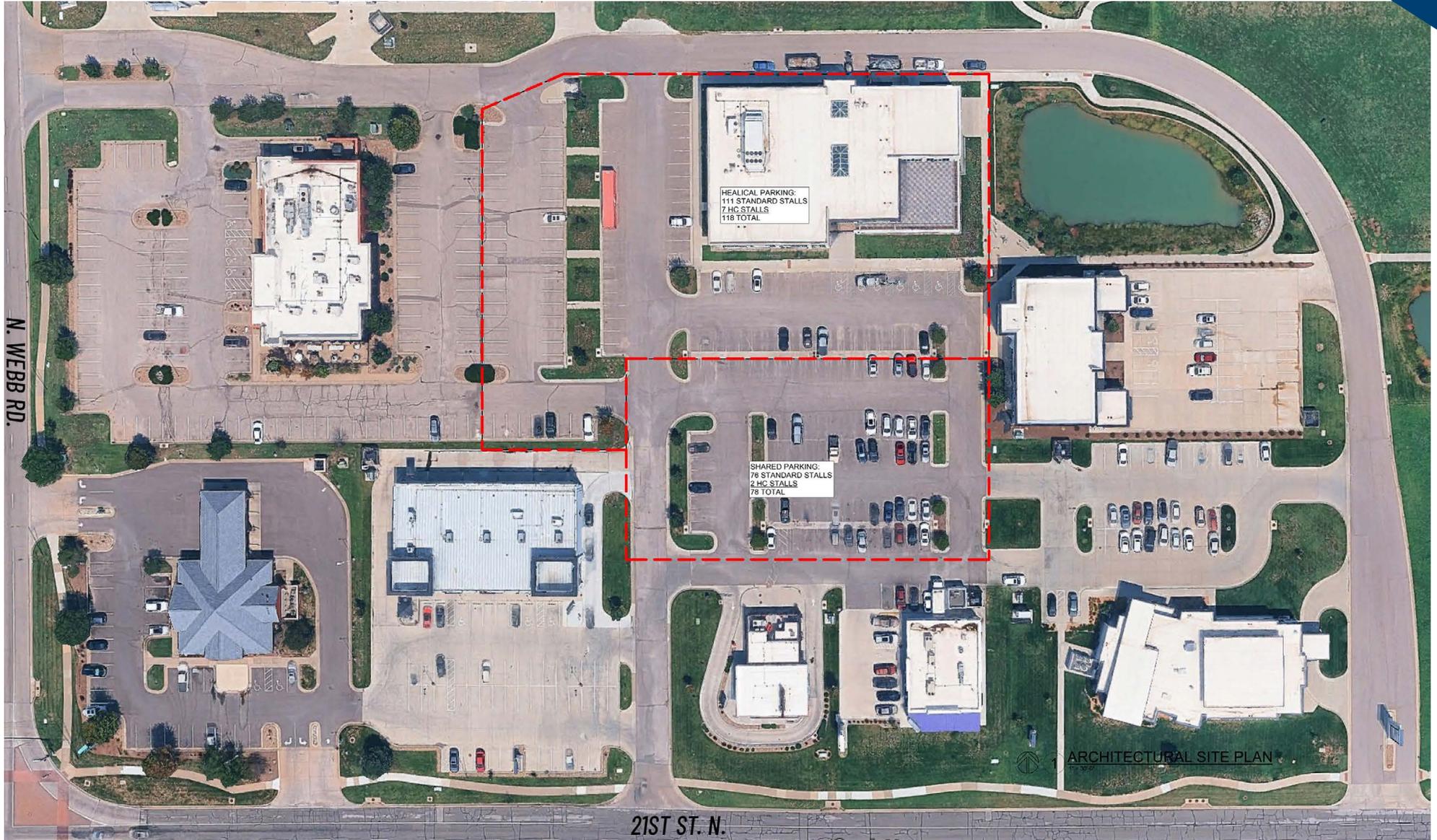
**Christi Royse, CCIM**  
316-292-3919  
croyse@weigand.com

**Weigand Real Estate - Commercial**  
Office: 316-262-6400  
Weigand.com

# CLASS A OFFICE BUILDING FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

**WEIGAND**  
COMMERCIAL

## PARKING PLAN



Whitney Vliet Ward  
316-292-3900  
wward@weigand.com

Christi Royse, CCIM  
316-292-3919  
croyse@weigand.com

Weigand Real Estate - Commercial  
Office: 316-262-6400  
Weigand.com

# CLASS A OFFICE BUILDING FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



Whitney Vliet Ward  
316-292-3900  
wward@weigand.com

Christi Royse, CCIM  
316-292-3919  
croyse@weigand.com

Weigand Real Estate - Commercial  
Office: 316-262-6400  
Weigand.com