

# FOR LEASE



## AFFORDABLE EAST-SIDE OFFICE SPACE

1711 S Longfellow Cir, Wichita, KS 67207 

### PROPERTY INFO



**SPACE AVAILABLE**  
4,500 SF - 9,000 SF



**LEASE RATE**  
\$7.95/SF



**LEASE TYPE**  
Modified Gross



### HIGHLIGHTS

- 9,000 Sq. Ft. of Quality Office Space
- Functional Floor Plan
- Convenient Access to Kellogg (US-54)
- Ample Door-Side + Street Parking
- Fire Sprinkler System
- Close to Restaurants, Services, and Banks

### CONTACT

**CARL HEBERT, CCIM** | M 316-210-4130 | [cjhebert@insitere.com](mailto:cjhebert@insitere.com)

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608 W DOUGLAS AVE, WICHITA KS  
INSITERE.COM | 316-618-1100



# AREA NEIGHBORS

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- Auto Image Inc
- Southeast Wichita Family Med Center
- Wholesale Fireworks
- Sonic Drive-In
- Advance Auto Parts
- Braum's
- Fidelity Bank
- Goodwill Industries
- Dollar Tree
- Arby's
- Spangles
- McDonald's
- Starbucks
- Chipotle Mexican Grill
- Ross Dress for Less
- Shoe Carnival
- Towne East Square

## DEMOGRAPHICS

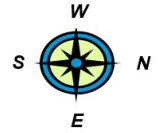
	1 Mile	3 Miles	5 Miles
<b>DAYTIME POPULATION</b>	8,906	63,520	184,295
<b>NO. OF HOUSEHOLDS</b>	6,102	29,072	65,454
<b>NO. OF BUSINESSES</b>	283	2,591	6,626
<b>TRAFFIC COUNT</b>			
	24,948 - ROCK RD		
	21,814 - HARRY ST		

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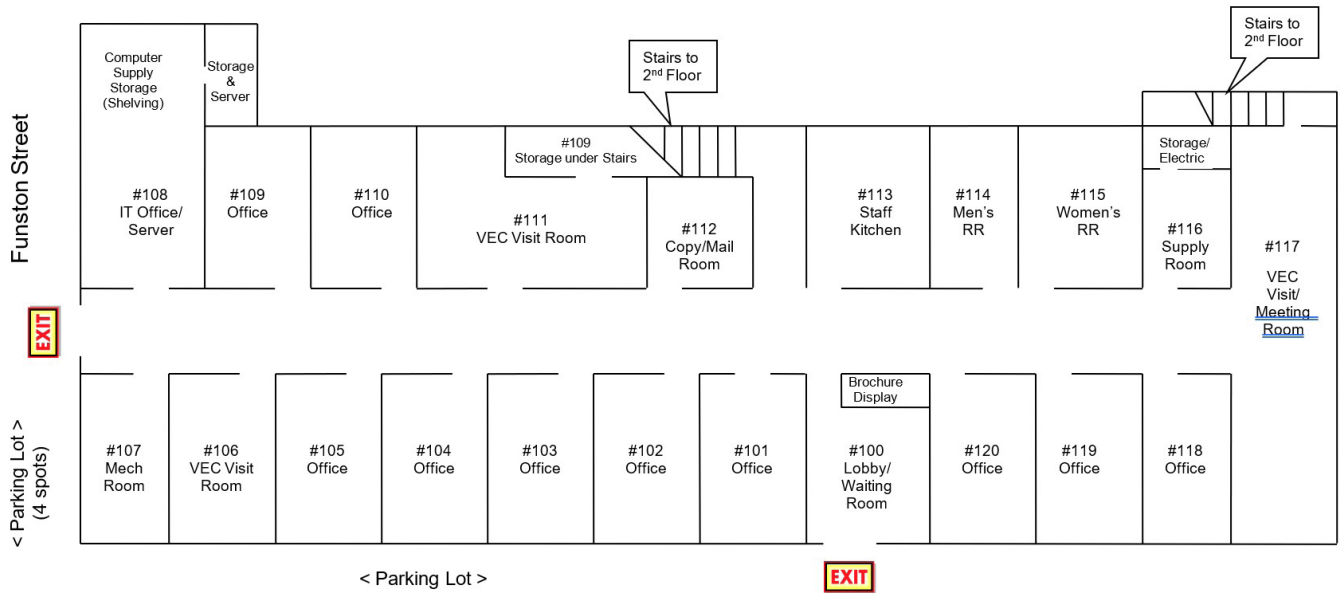
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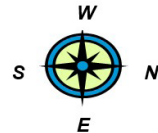
1711 S. Longfellow, Wichita, KS 67207  
 (Located near Harry & Rock Road; 1 Block West of Rock Road off of Harry)



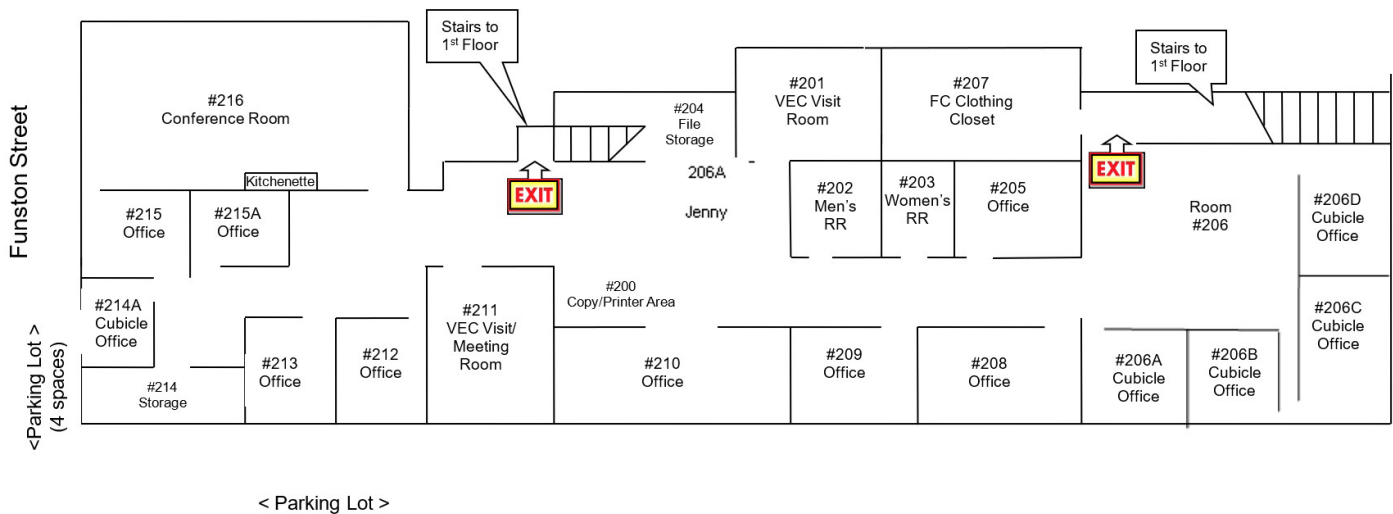
- 1<sup>st</sup> Floor Map -



1711 S. Longfellow, Wichita, KS 67207  
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- 2<sup>nd</sup> Floor Map -



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