



**FOR LEASE**

## **UNION STATION | EXPRESS**

703 E. Douglas | Wichita, KS

*Centrally Located In the Heart of Downtown Wichita*

UP TO 20,832 SF AVAILABLE



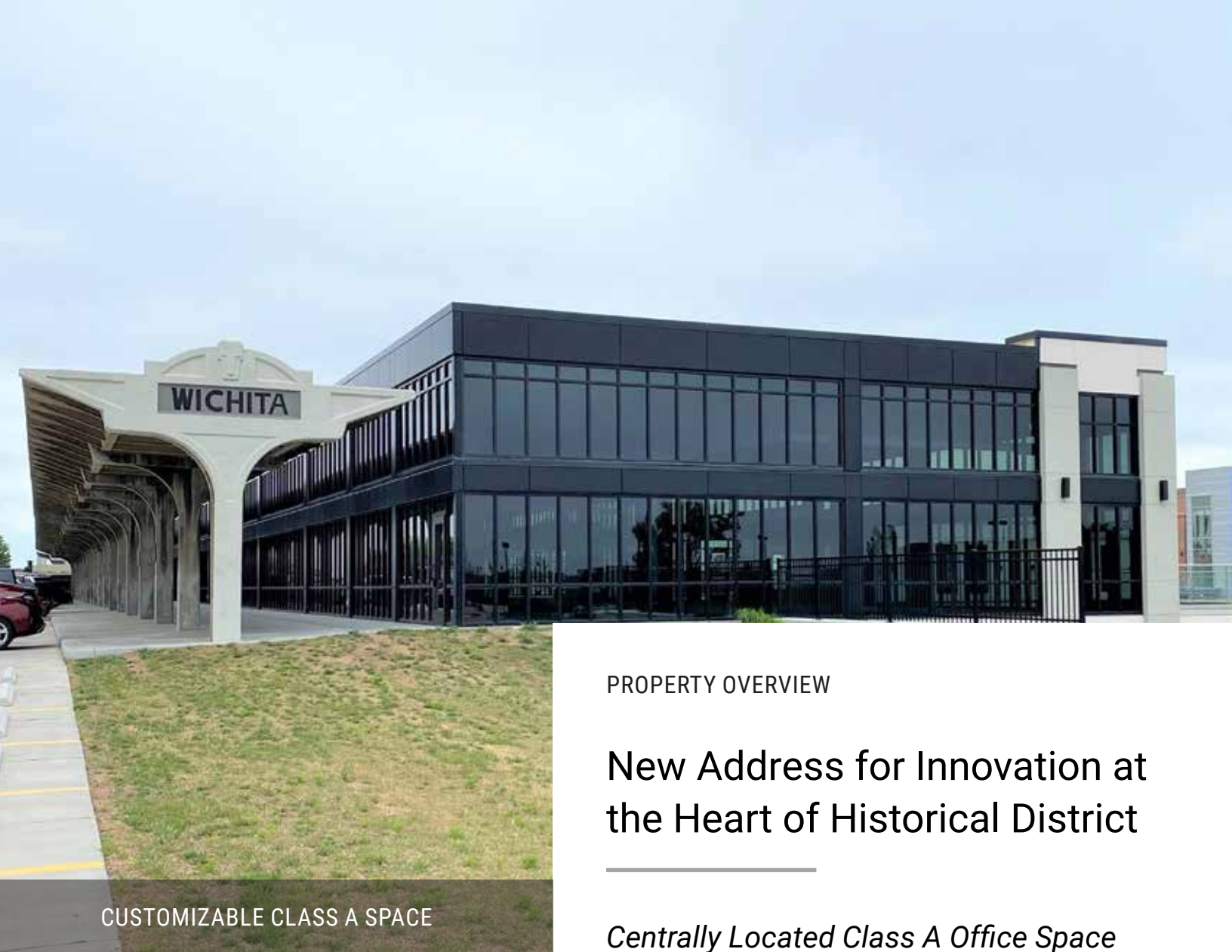
**Scan QR to view property on website**

Occidental Management, Inc.

165 S. Rock Island, Ste. 300, Wichita, KS 67202

| [occmgmt.com](http://occmgmt.com)

| 316.262.3331



CUSTOMIZABLE CLASS A SPACE

## PROPERTY OVERVIEW

# New Address for Innovation at the Heart of Historical District

## *Centrally Located Class A Office Space*

The Historic Union Station Express building is a Class A office space totaling approximately 36,433 SF.

Considered a key connector in Wichita's Downtown Development, it is conveniently located on Douglas Avenue in the heart of downtown Wichita.

With countless restaurants, shops, galleries, and more in the walkable Commerce Arts, Douglas Design, Arena, and Old Down Town districts, it provides an ideal location for inspirational retail and office businesses.

Just moments away from US-54 (Kellogg) provides for easy access when traveling east or west of town and close to the I-135 interchange.

## AVAILABLE SPACE

**Total Available** | Approximately 20,832 SF

**First Floor** | 3,090 SF -17,742 SF

**Lease Rate** | \$19.50 + NNN

**Lease Type** | NNN \$7.75

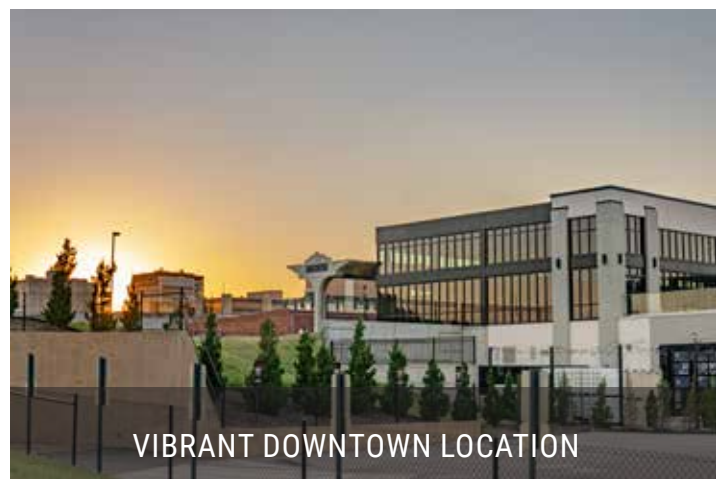


OUTDOOR PATIO AND PLAZA SPACE

## LOCATION DETAILS

# Think Outside the Walls

Union Station is a Wichita icon and an integral property that links Old Town to the Arena District and the Commerce Street Art District. It has been a hub of activity and commerce for over 100 years. Now, Union Station attracts businesses with bright talent, offering them a combination of a modern office setting with outdoor space in the middle of the vibrant Historic Downtown Wichita.



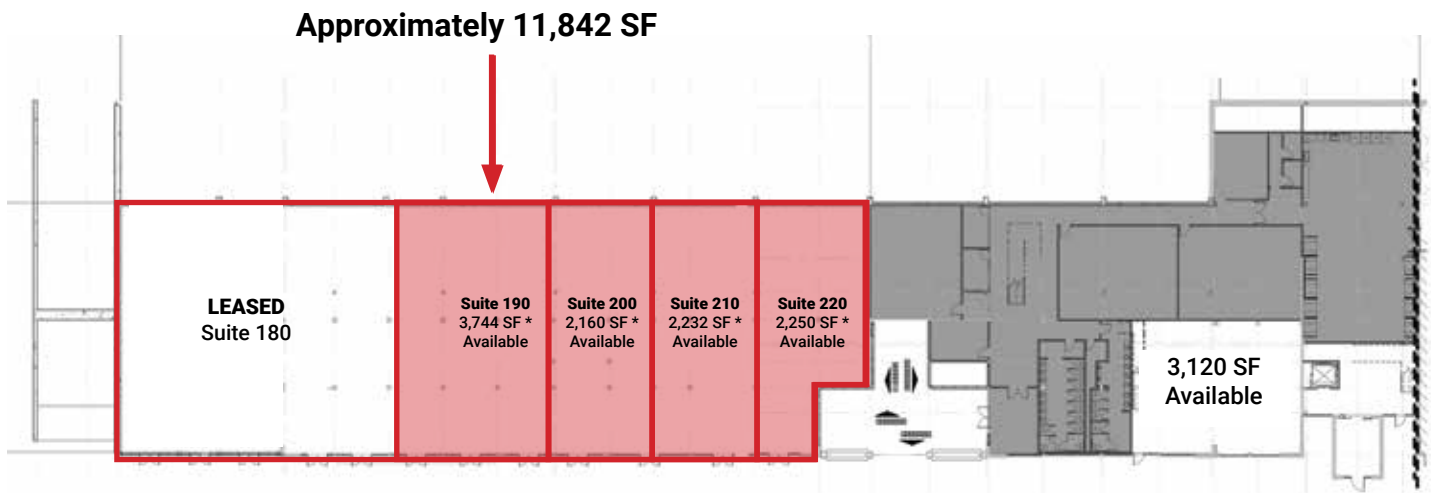
VIBRANT DOWNTOWN LOCATION

## DOWNTOWN DEVELOPMENT INVESTMENT

LOCAL POPULATION	
MILE 1	12,215
MILE 3	103,578
MILE 5	221,836

LOCAL PUBLIC	
2020	\$3M
10 YEAR	\$92M

LOCAL PRIVATE	
2020	\$113M
10 YEAR	\$747M



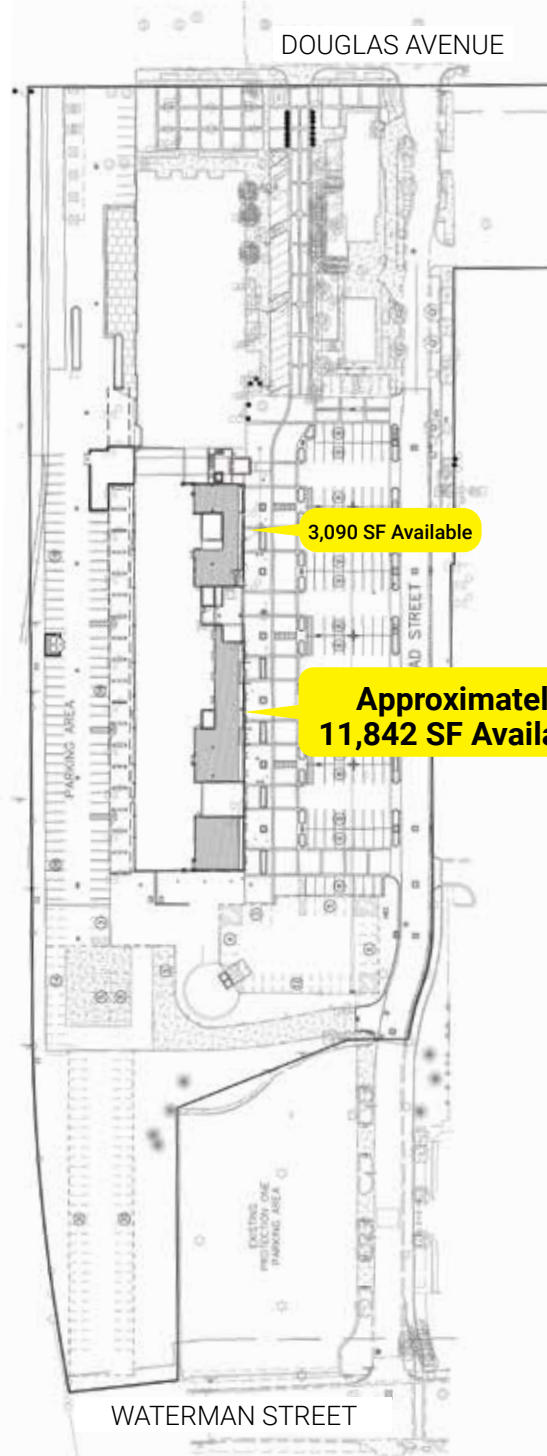
Customizable options and square-footage configurations with abundant natural light in a modern setting.

\* Can be combined - up to 11,842 SF

### AVAILABLE SPACE

2,160 to 17,742 SF · First Floor

\$19.50 / SF + NNN



**PARKING**

On-Site Shared Parking



**BUSINESSES NEARBY**

Alloy Architecture, Ambassador Hotel, Drury Plaza Hotel, Hotel at Old Town, Hyatt Regency Hotel, Intrust Bank Arena, Smoothie King, The Kitchen, Regus, Walnut River Brewing Company, Old Town District shops and restaurants.

## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

\_\_\_\_\_  
Licensee

**Gary Oborny**

\_\_\_\_\_  
Supervising/branch broker

**Occidental Management, Inc.**

\_\_\_\_\_  
Real estate company name approved by the commission

\_\_\_\_\_  
Buyer Seller Acknowledgement (not required)

*Approved by the Kansas Real Estate Commission on Oct. 10, 2017*