



Property Description:

Nestled behind the hard northeast corner of Central and Rock Road, tenants of this timeless office building enjoy both the quietness of an office park feel along with the convenience of quick access to plentiful options of dining, shopping and convenient highway access.

Property Highlights:

- First Floor Space Directly off Lobby
- Monument Signage
- High Profile Intersection
- Surrounded by Affluent Neighborhoods, Country Clubs and Private Schools
- Minutes from Kellogg, Providing Easy Access Within 15 Minutes of Most of the Wichita Metro
- Quiet Tenant-Mix

Offering Summary

Lease Rate:	\$17.00 SF/yr (Full Service)
Number of Tenants:	12
Available SF:	5,170 SF
Lot Size:	123,173 SF
Building Size:	30,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,014	35,269	71,873
Total Population	6,936	82,251	176,782
Average HH Income	\$134,793	\$89,399	\$84,878

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Vice President

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Lobby and Interior Photos

OFFICE BUILDING FOR LEASE

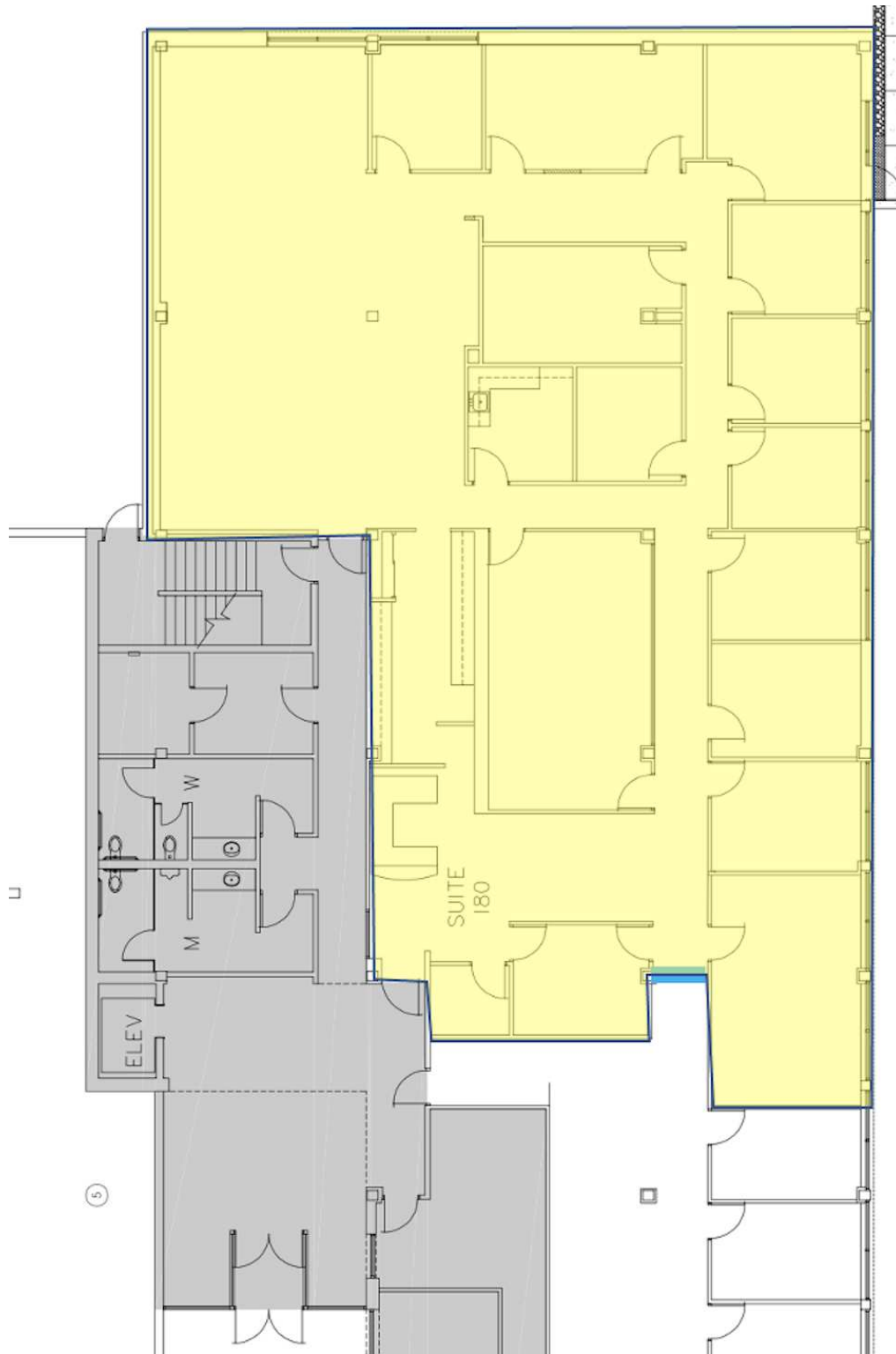


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Floor Plan - Suite 180

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Retailer Map

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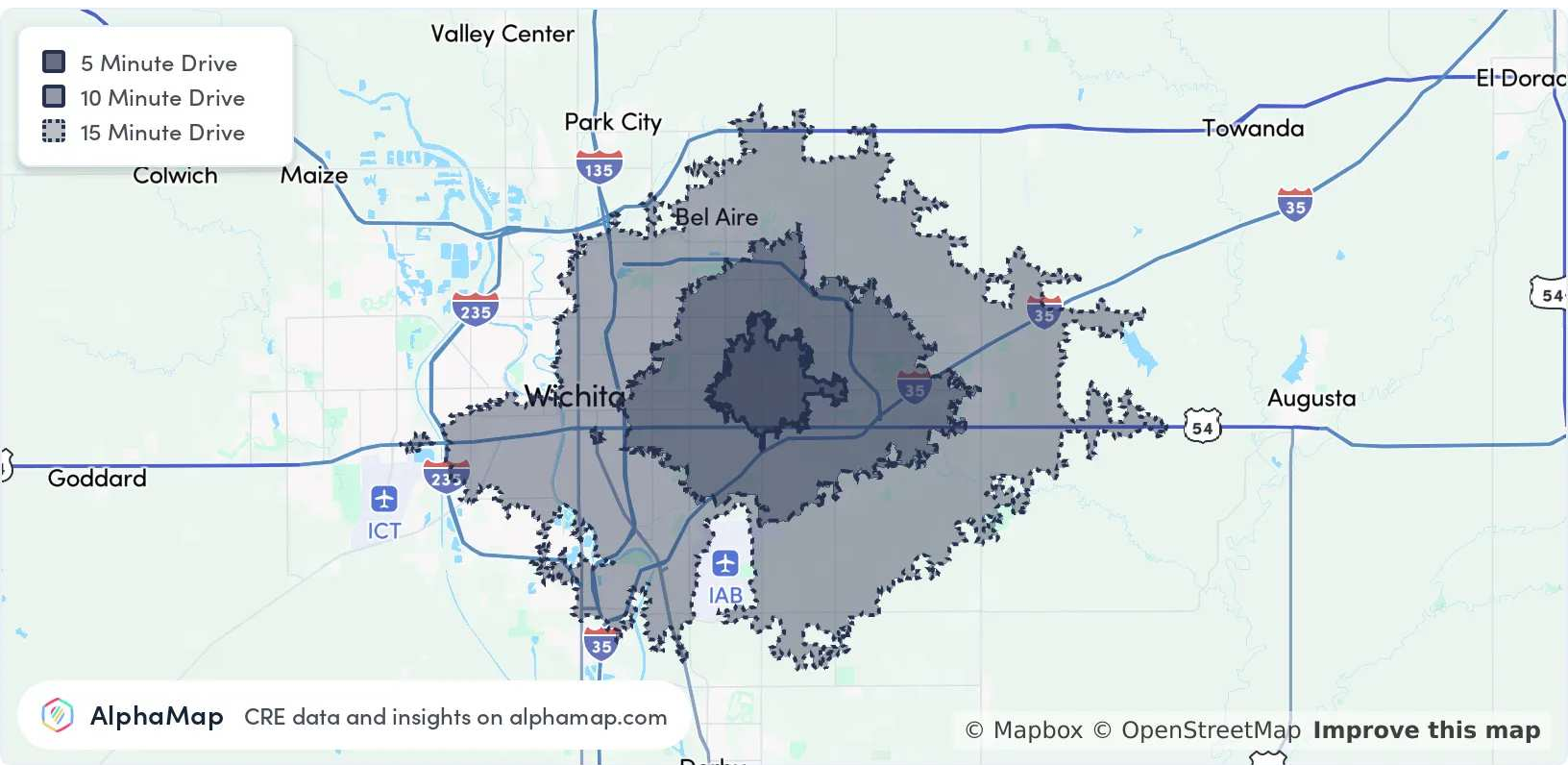


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Area Analytics by Drive-Time

OFFICE BUILDING FOR LEASE



Population	5 Minutes	10 Minutes	15 Minutes
Total Population	14,500	122,061	253,288
Average Age	44	39	38
Average Age (Male)	43	38	37
Average Age (Female)	45	40	39

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	6,416	50,787	102,084
Persons per HH	2.3	2.4	2.5
Average HH Income	\$121,152	\$98,063	\$81,858
Average House Value	\$418,621	\$278,910	\$227,673
Per Capita Income	\$52,674	\$40,859	\$32,743

Map and demographics data derived from AlphaMap

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