



**FOR LEASE**

## **UNION STATION**

701-703 E. Douglas | Wichita, KS

***In the Heart of Downtown Wichita***

UP TO 55,000 CONTIGUOUS 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

## AVAILABLE SPACE

### Total Available

Up to 55,000 SF Contiguous Space\*

**Lease Rate** | Negotiable

**Lease Type** | NNN \$7.75 SF

\* Numerous SF ranges and configurations possible.

Contact Broker for additional details.

\* SF available for Restaurant, Retail or Office Space

## New Address for Innovation at the Heart of Historical District

### *An Office Location Reserved for Innovative Business*

Historic Union Station is considered a key connector in Wichita's Downtown Development and is conveniently located on Douglas Avenue. With countless restaurants, shops and more in the walkable Commerce Arts, Douglas Design, Arena and Old Town districts, it provides an ideal location for inspirational companies to attract and retain talent.











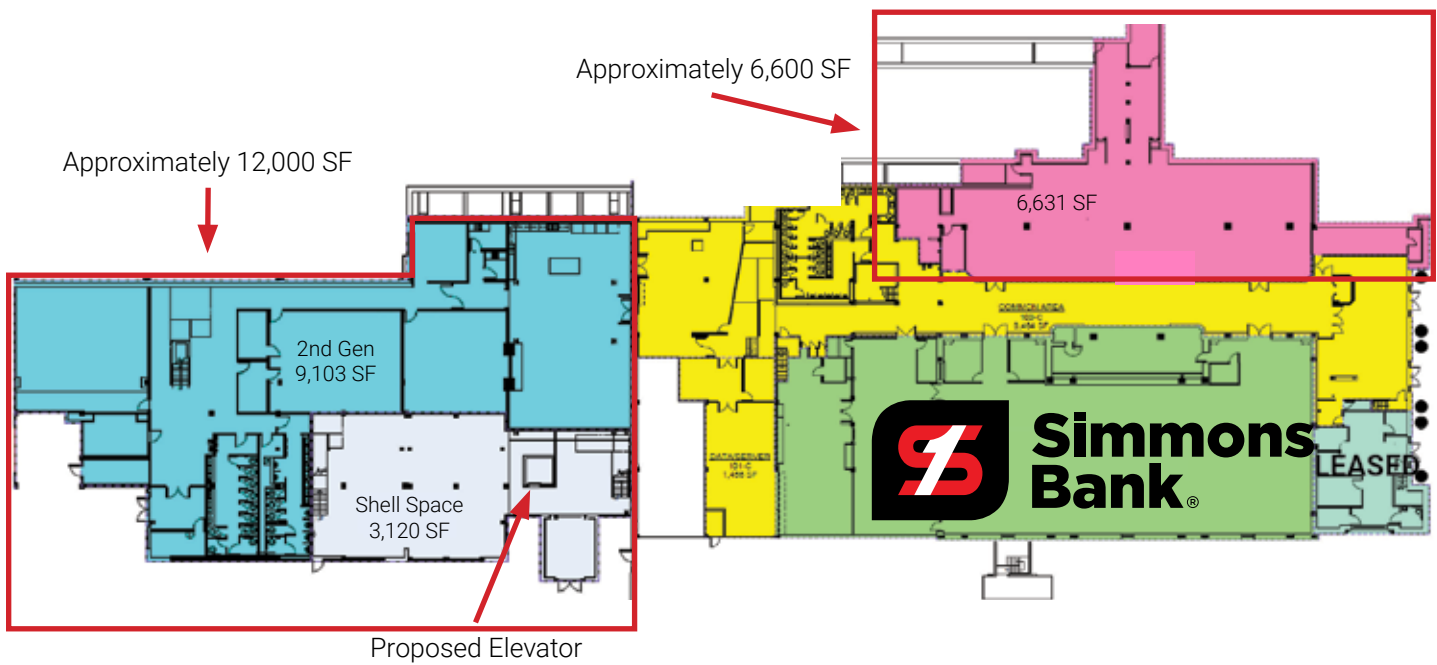


## FLOOR PLANS

## FIRST FLOOR - AVAILABLE SPACE



VIBRANT DOWNTOWN LOCATION



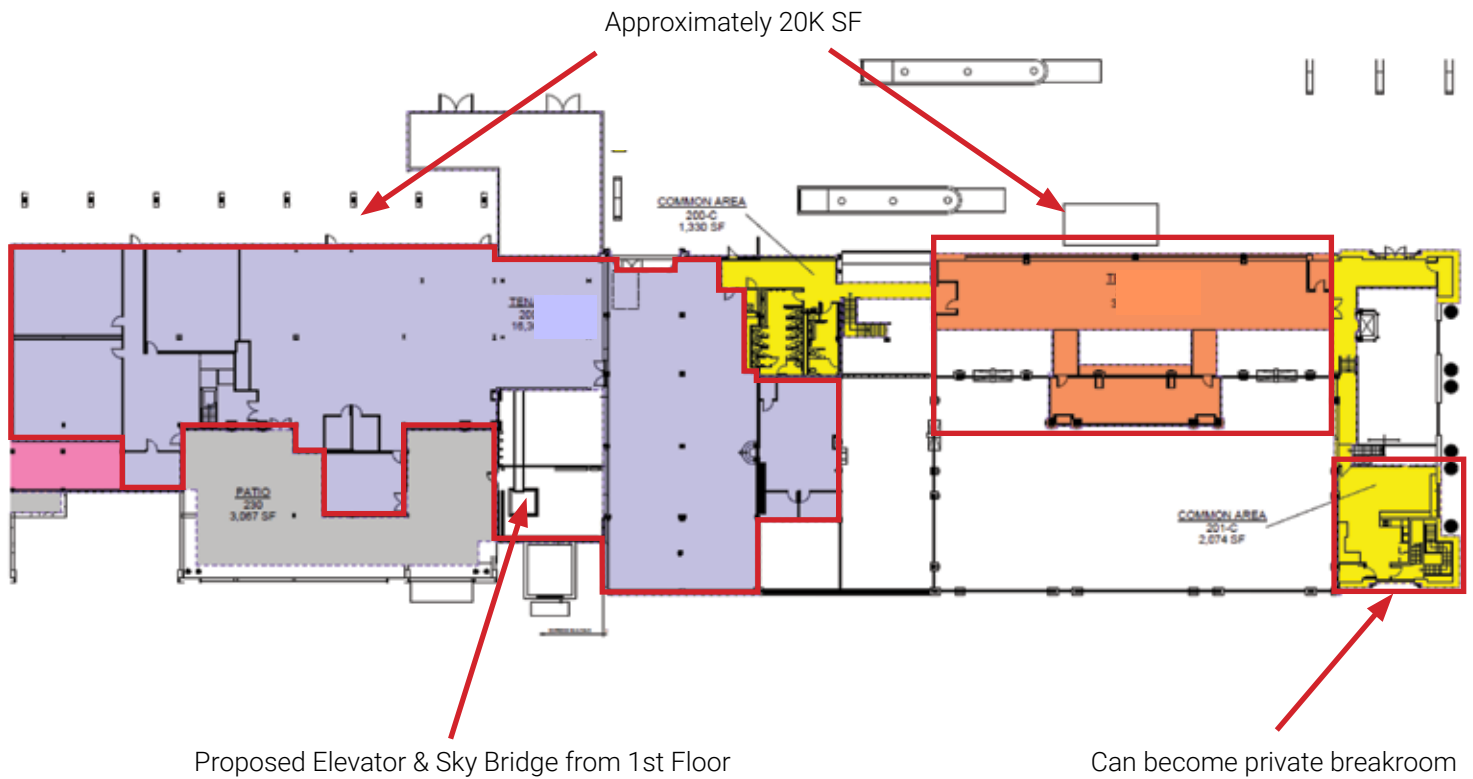
6,631 SF*	LEASED	Proposed Common Area
9,103 SF*	LEASED	Shell Space - 3,120 SF*

\* Excludes common area load factor

## 1ST FLOOR AVAILABLE SPACE

6,631 SF to 18,823 SF · Main Level

\* Numerous Floor Plan Configurations and Square Footages Available



### AVAILABLE SPACE

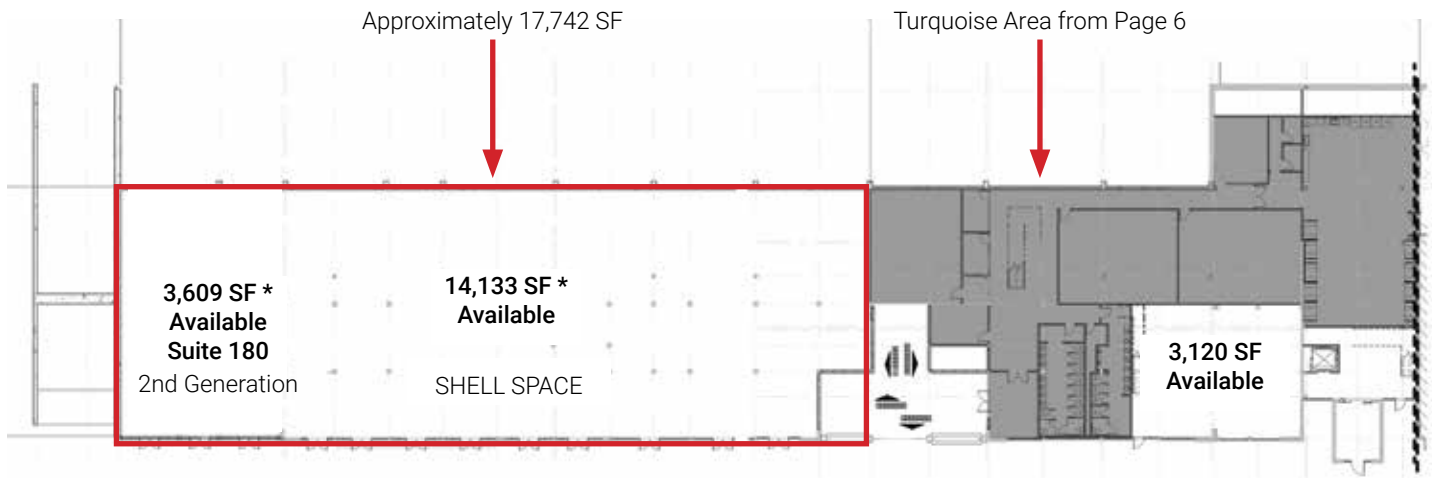
3,915 SF to 20,279 SF · Second Level

\* Numerous Floor Plan Configurations and Square Footages Available



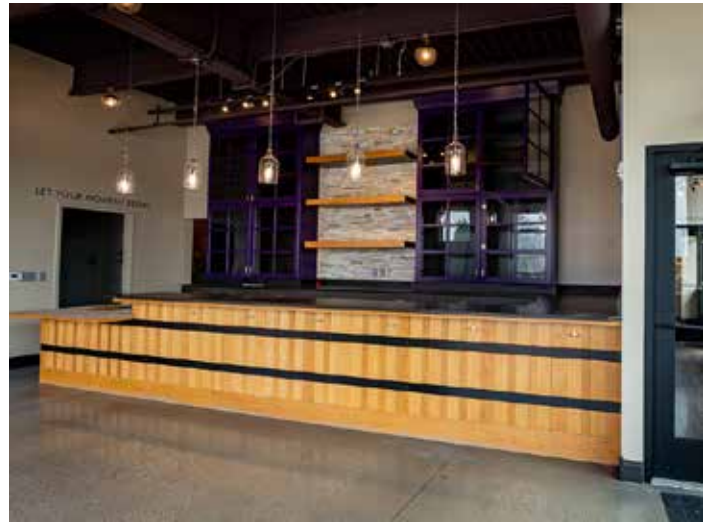
## FLOOR PLANS

### FIRST FLOOR - AVAILABLE SPACE



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

\* Can be combined - up to 17,742 SF



## AVAILABLE SPACE

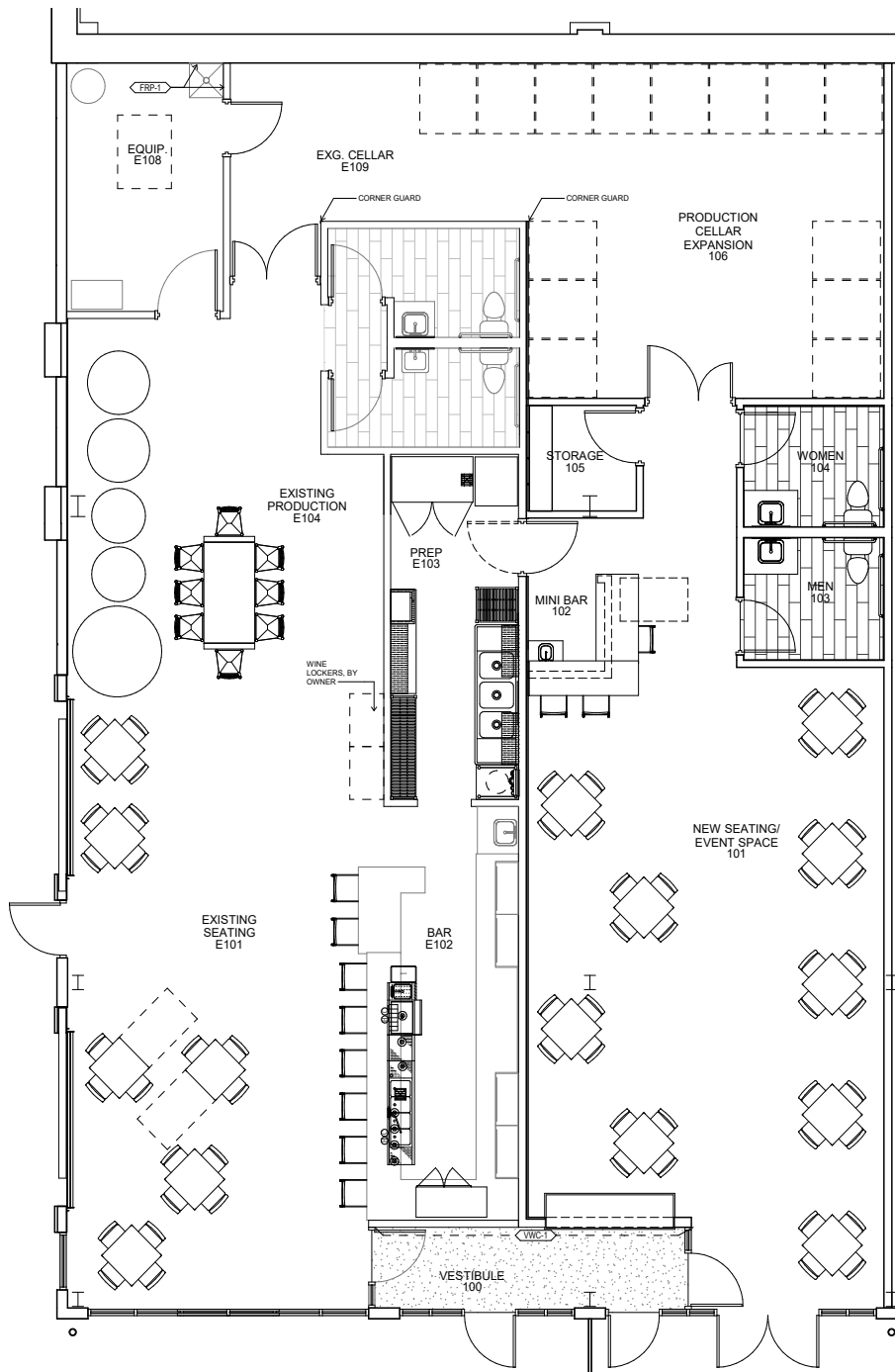
3,090 to 17,742 SF · First Floor

Negotiable



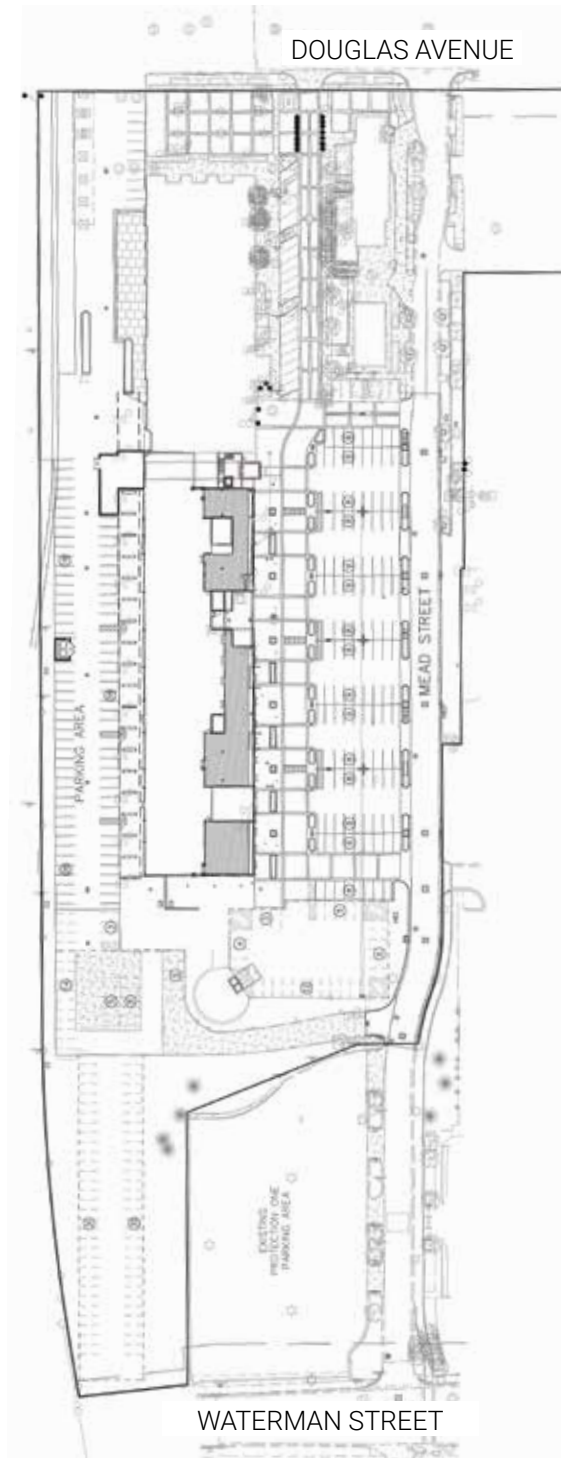
## FLOOR PLAN

SUITE 180



## FLOOR DETAILS

Negotiable



## PARKING

On-Site Shared Parking





## Office Space for the Future Rooted in History

### BUSINESSES NEARBY

Alloy Architecture, Ambassador Hotel, Drury Plaza Hotel, Hotel at Old Town, Hyatt Regency Hotel, Intrust Bank Arena, Smoothie King, The Kitchen, Regus, Pour House, 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.

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Licensee

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**Gary Oborny**

Supervising/branch broker

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**Occidental Management, Inc.**

Real estate company name approved by the commission

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Buyer Seller Acknowledgement (not required)

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