

# FOR LEASE: New Delano Space

740 West 2nd St N, Wichita, KS 67203



## PROPERTY DETAILS

**Space Available:** 8,259 usable sq ft

- Suite 110: 5,052 sq feet
- Suite 205: 3,207 sq feet

**Base Rent\***: \$18.50 per leasable sq foot NNN

**Estimated NNN:** \$6.00 per sq foot

**Tenant Finish\***: \$50.00 per sq foot

\* Rent and Tenant Finish adjustable to meet tenant's needs.

## AREA DETAILS

Great Delano location near Arkansas River, Exploration Place, Advanced Learning Library, and numerous restaurants.

Features on-site parking, atrium entry, furnished deck, and potential for additional signage including a monument at 2<sup>nd</sup> & McLean intersection.



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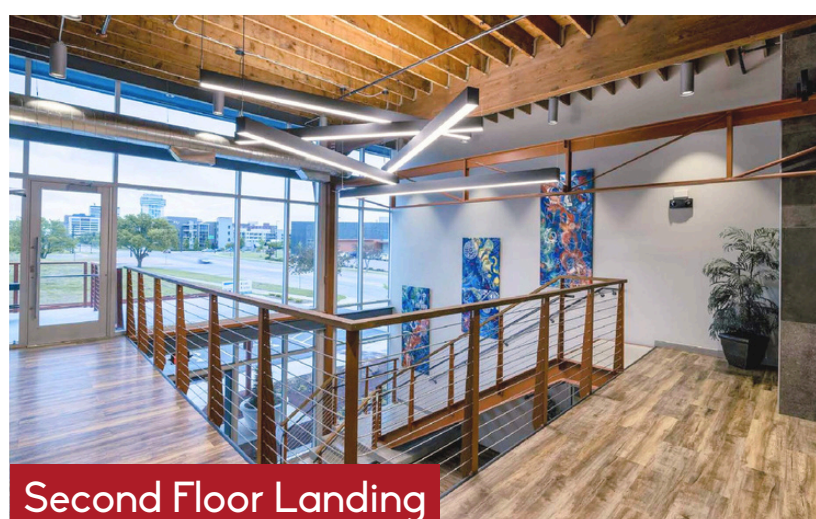
Sample Office Interior



Sample Reception Area



First Floor Landing



Second Floor Landing



Building Exterior



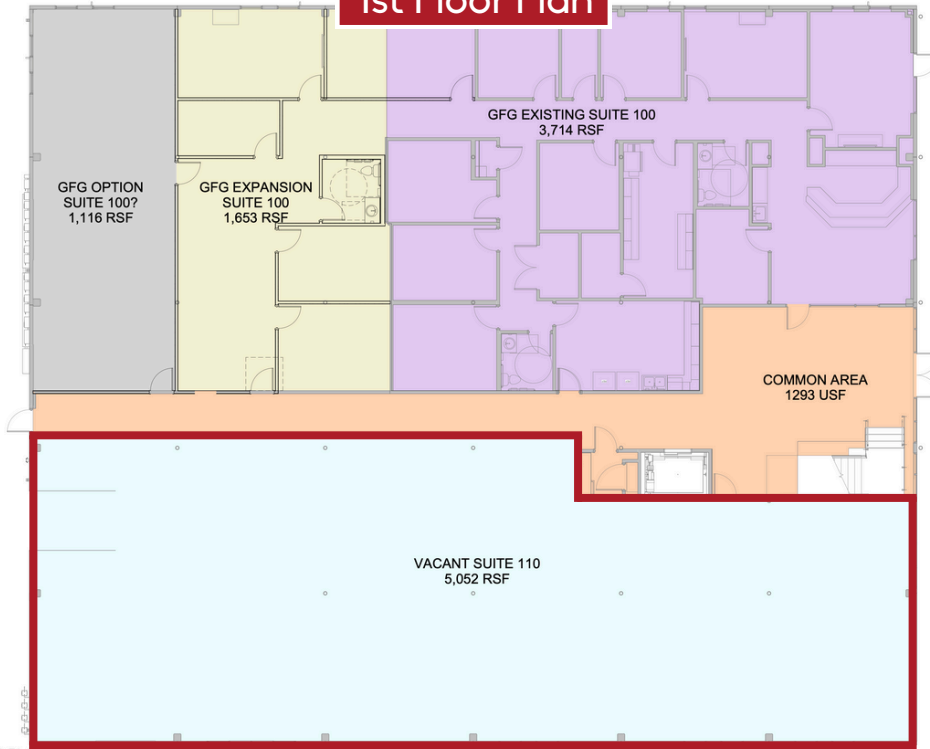
Building Exterior

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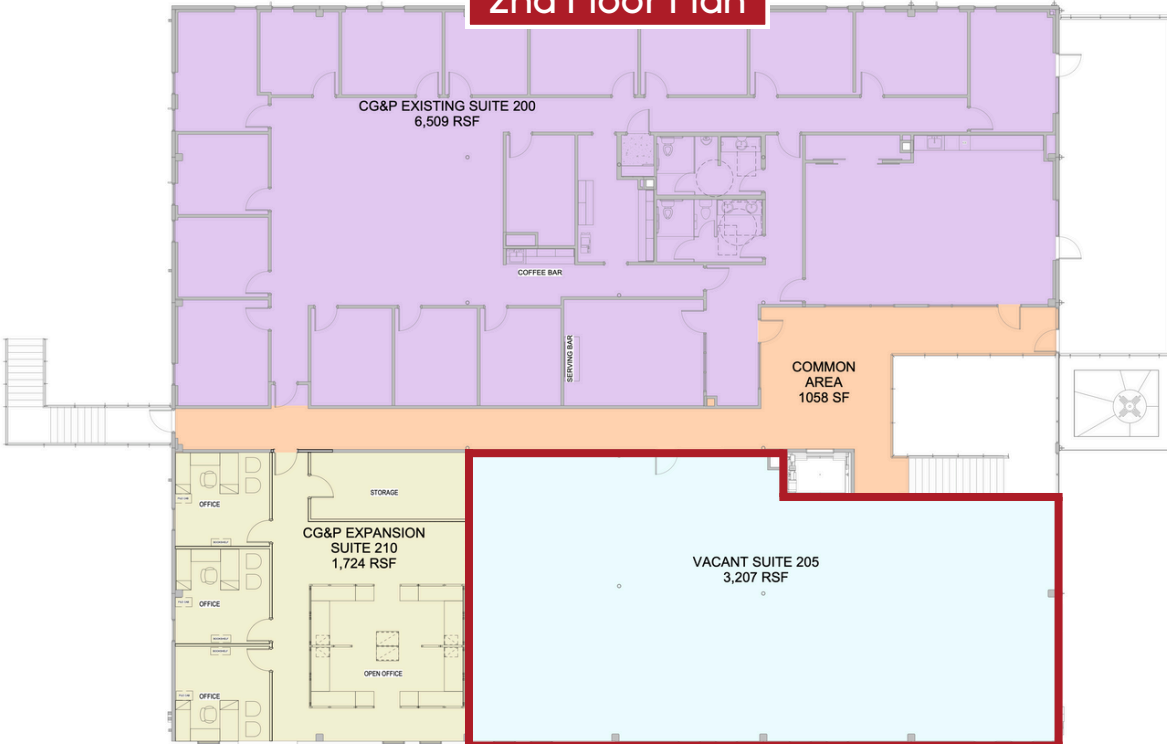
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## 1st Floor Plan

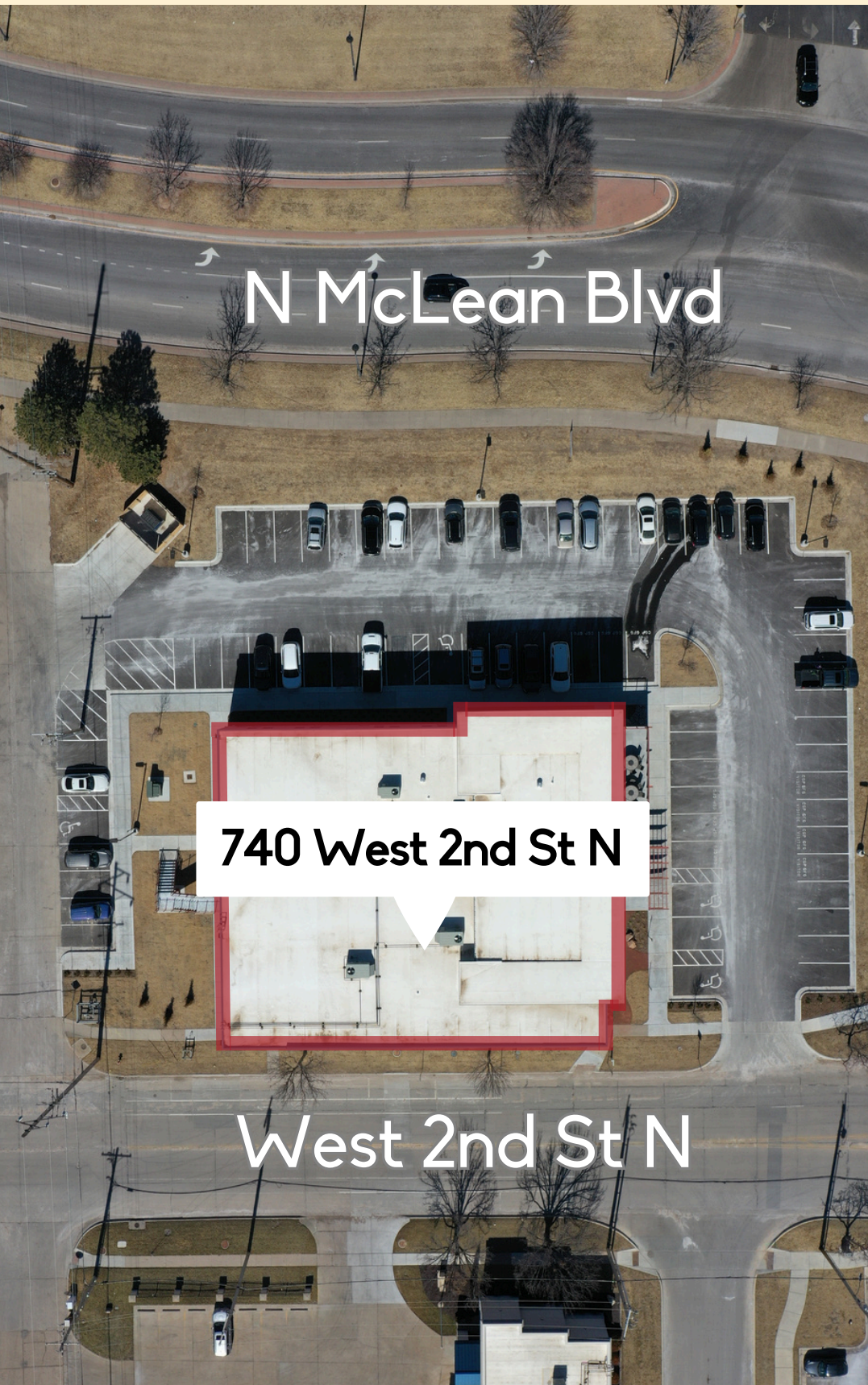


## 2nd Floor Plan



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N McLean Blvd

740 West 2nd St N

West 2nd St N

## AREA DETAILS



TRAFFIC COUNT  
8,707



POPULATION  
(3 MILES)  
99,706



TOTAL EMPLOYED  
(3 MILES)  
90,424



AVG HH INCOME  
(3 MILES)  
\$56,126



MEDIAN AGE  
(3 MILES)  
35.2

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