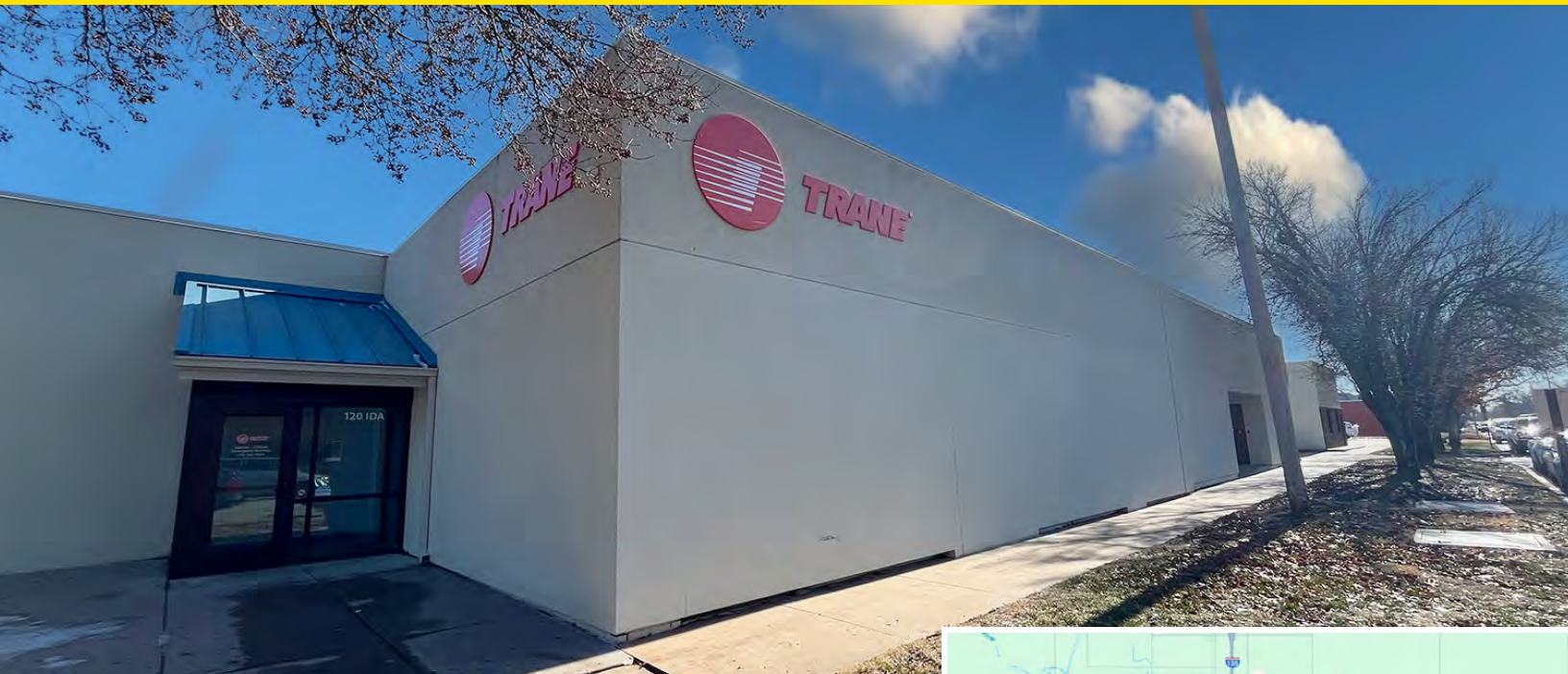


# OFFICE BUILDING FOR SALE / LEASE

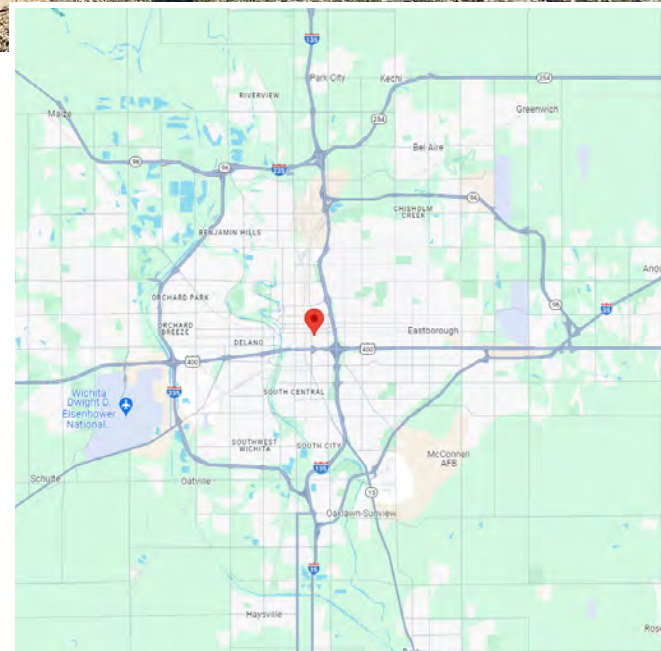


## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$12.00 Modified Gross
Available SF:	13,014 SF
Lot Size:	20,433 SF

## PROPERTY DETAILS

- Located south of Douglas Ave, on the east side of Ida Ave
- Zoning: CBD-Central Business District
- Approximately 15 offices and 4 conference rooms, as well as a large break room
- Warehouse storage and warehouse garage
- Multiple work stations
- Adequate parking
- Area neighbors: Emerson Biggin's, Great Clips, The Kitchen, Meddys, Five Guys, Quik-Trip, The Anchor, ABC Supply Co, Intrust Bank Arena, The Spice Merchant, Gerber Collision. Playa Azul, Mort's Cigar Bar, and more!



**Craig Simon, CCIM**

Sr. Vice President

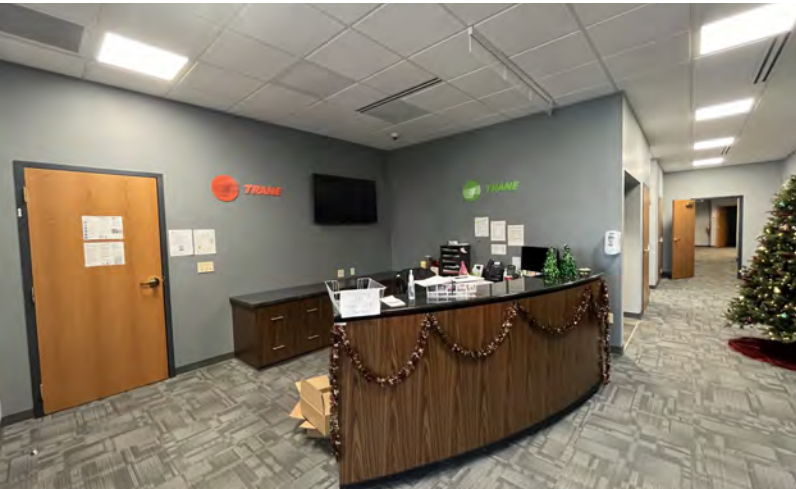
O: 316.262.2442

M: 316.204.0150

csimon@landmarkrealestate.net



# OFFICE BUILDING FOR SALE / LEASE



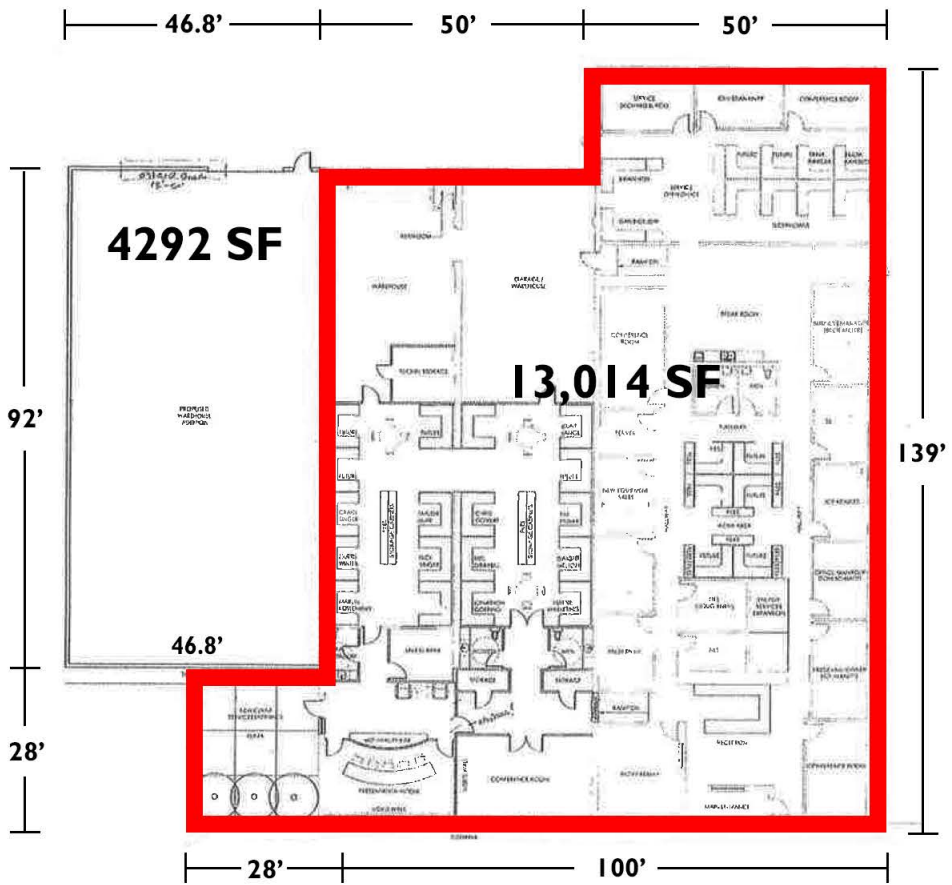
**Craig Simon, CCIM**

Sr. Vice President

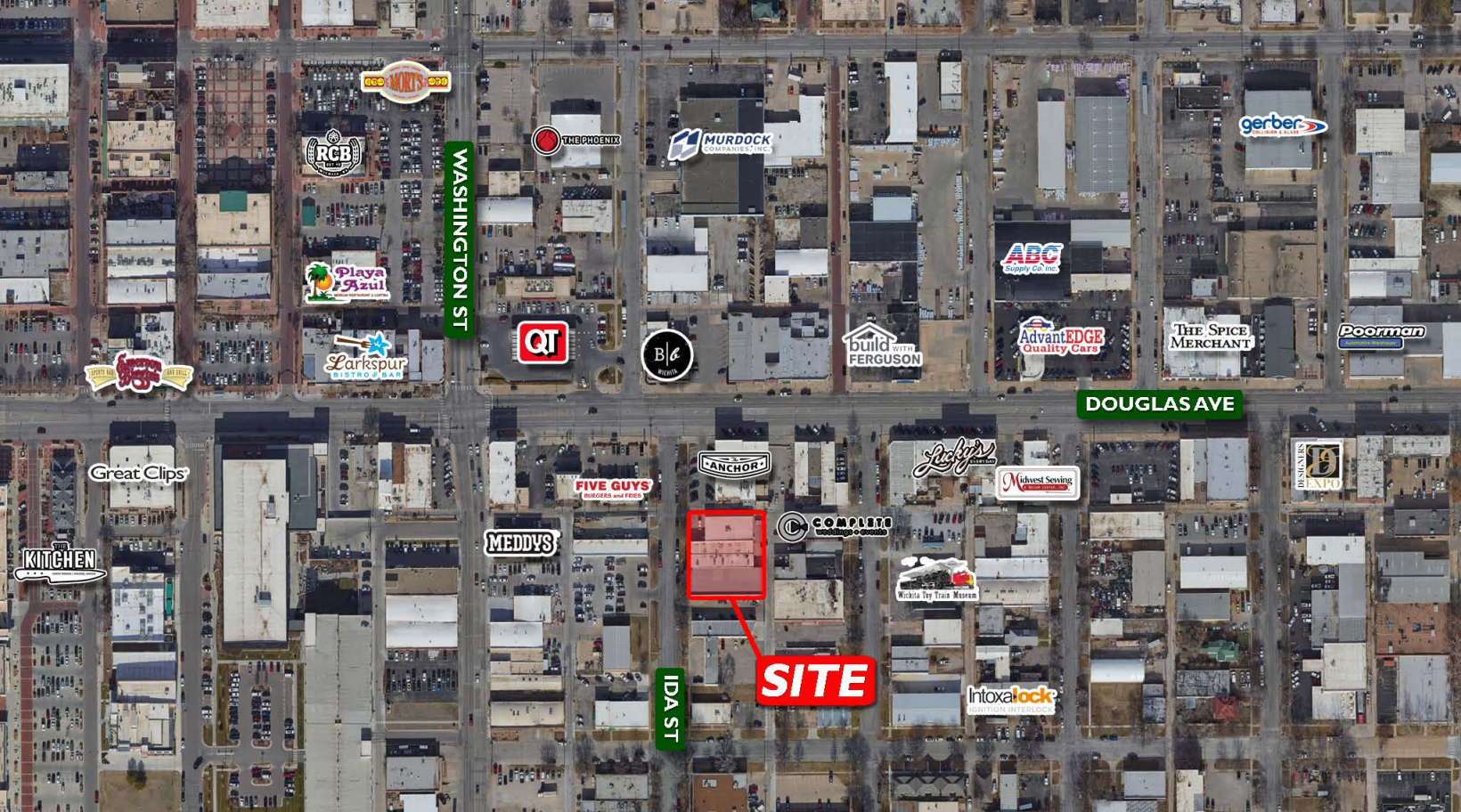
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RCB MARKETS

RCB

Playa Azul

Larkspur BISTRO BAR

WASHINGTON ST

THE PHOENIX

MURDOCK COMPASSIVE CARE

QT

B6

build WITH FERGUSON

ABC Supply Co. Inc.

AdvantEDGE Quality Cars

gerber

THE SPICE MERCHANT

Poorman

Great Clips

KITCHEN

Great Clips

FIVE GUYS

ANCHOR

Rocky's

Midwest Sewing

DESIGNER EXPO

MEDDY'S

IDA ST



SITE

COMPLETE

Wichita Toy Train Museum

Intoxalock