



CLASS A OFFICE BUILDING

FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

SEE VIDEO



AVAILABLE SF 3,051 - 11,770 SF

LEASE RATE

1st Floor \$28.00/SF, NNN

2nd Floor \$28.00/SF, NNN

(Light Blue Area)

2nd Floor \$28.50/SF, NNN

(Salmon & Green Area)

ESTIMATED NETS TBD

PARKING Approx. 115 spaces
(7 handicap)

ZONING Limited Commercial

PROPERTY HIGHLIGHTS

- Premier Class A office space at 21st and Webb Road with excellent visibility and accessibility.
- Located within the Webb Road medical corridor, ideal for healthcare and professional services.
- Second floor rooftop terrace with a newly designed kitchenette and bar, providing a distinctive venue for meetings, events, and collaborative work.
- Signage will be available above entries to offices – examples in the renderings.
- Close to Bradley Fair, Wichita's destination for upscale dining and retail.
- Join area tenants:



	TENANT	SUITE SIZE	AVAILABILITY
1ST FLOOR	TENANT A	2,700± SF	Healical Health and Wellness
	TENANT B1	2,282± SF	Prime Medical
	TENANT B2	3,319± SF	AVAILABLE
	TENANT C	3,099± SF	AVAILABLE
	TENANT D	2,845± SF	Elite Diagnostics
2ND FLOOR	TENANT E	4,376± SF	AVAILABLE
	TENANT F	3,051± SF	AVAILABLE
	TENANT G	4,343± SF	AVAILABLE



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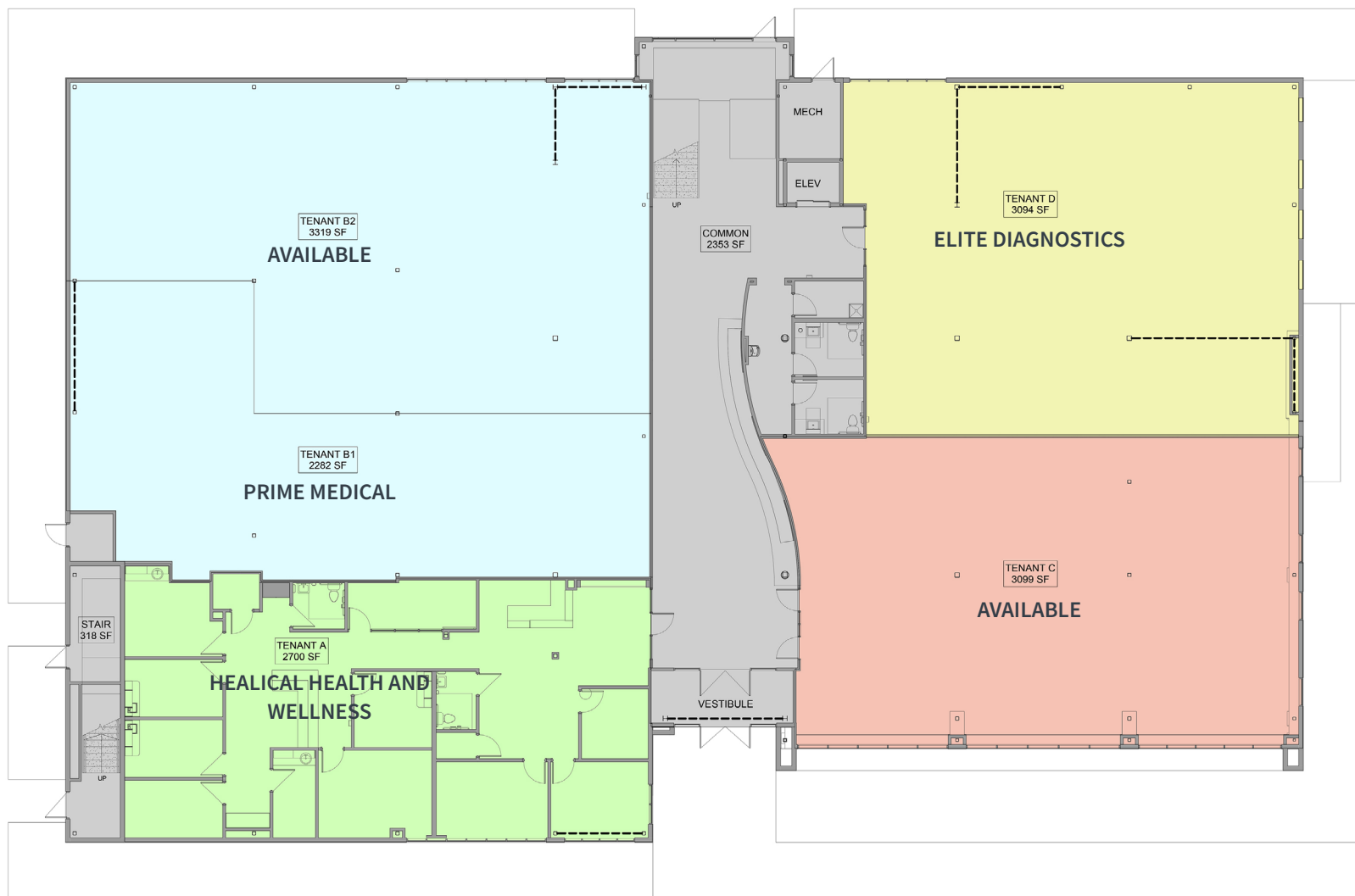
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CONCEPTUAL PLAN - 1ST FLOOR

6,418 SF AVAILABLE



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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WEIGAND
COMMERCIAL

CONCEPTUAL PLAN - 2ND FLOOR

11,770 SF AVAILABLE



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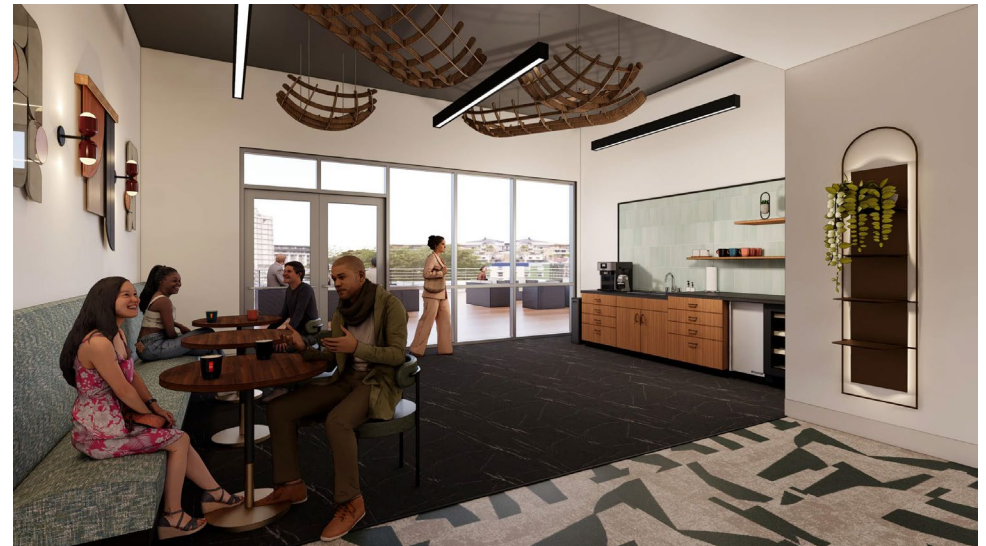
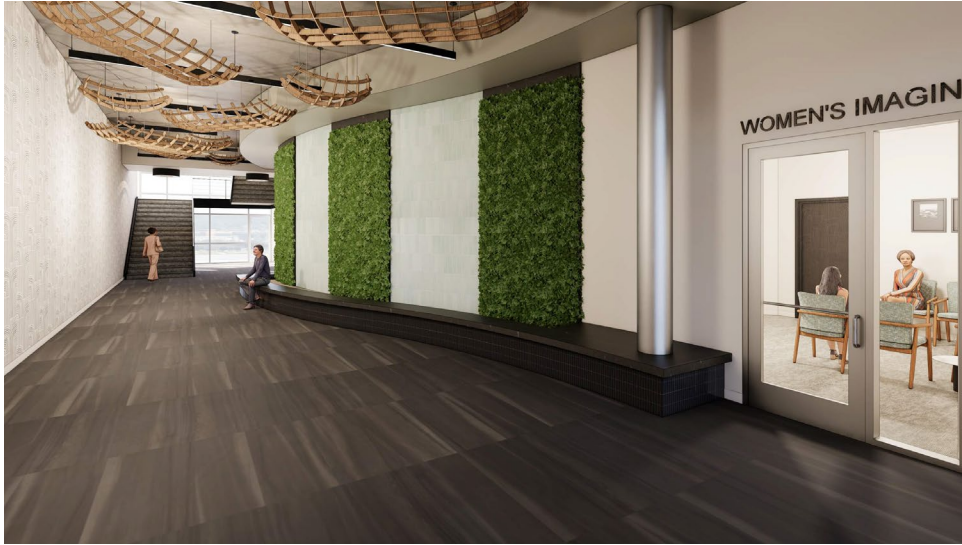
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ReeceNichols
SOUTH CENTRAL KANSAS
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COMMERCIAL DIVISION

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CONCEPTUAL RENDERINGS



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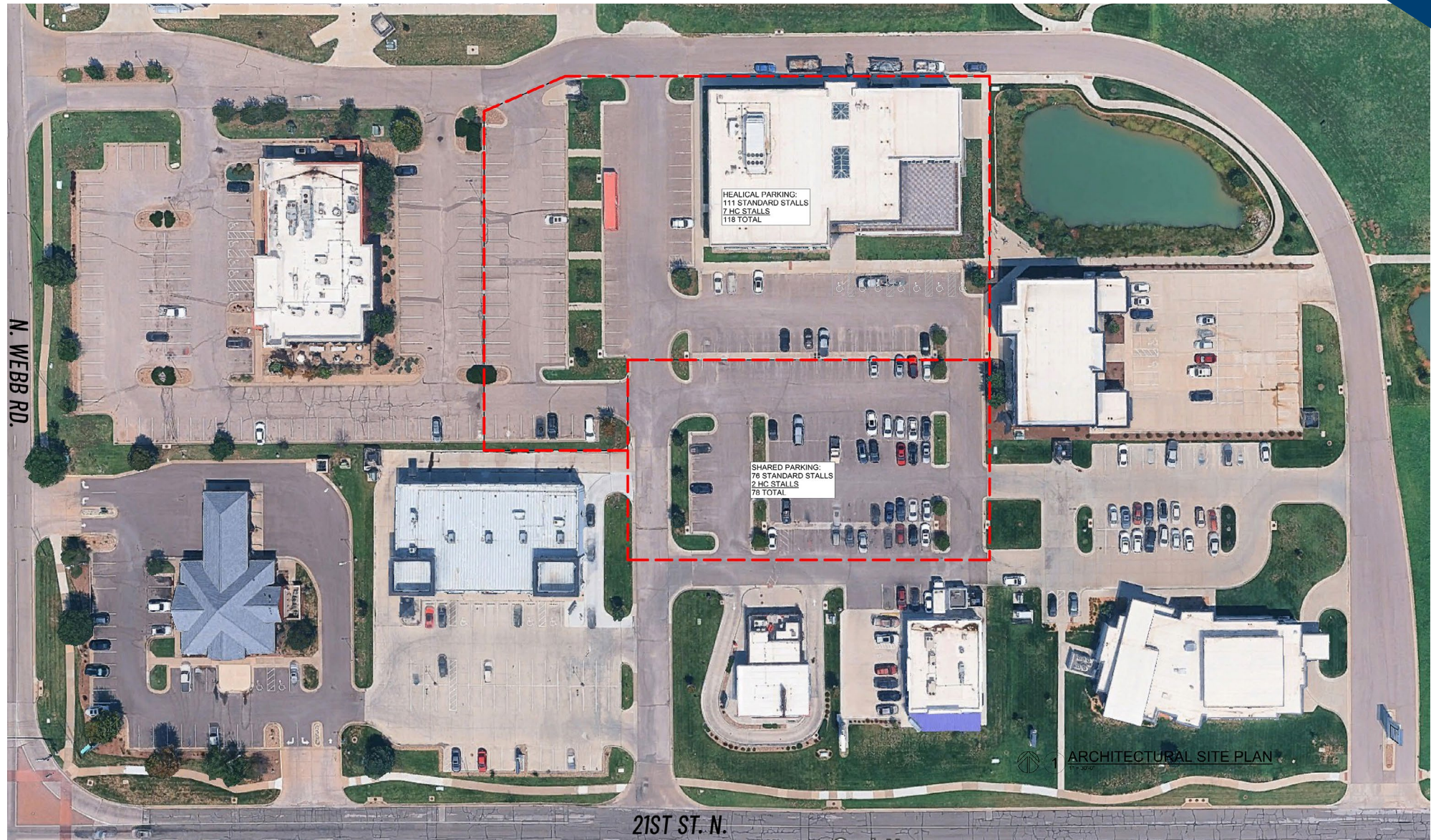
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PARKING PLAN



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AERIAL VIEW



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