



CLASS A OFFICE – NE WICHITA

3020 N. CYPRESS, WICHITA, KS 67226

FOR SALE Contact Broker
FOR LEASE \$21.00/SF (FS)

BUILDING SIZE	48,169± SF
AVAILABLE SF	1,966 - 5,119± SF
SITE SIZE	194,779± SF
OCCUPANCY	95.68%
YEAR BUILT	2001
ZONING	LI
TAXES 2025	Generals: \$200,070.66 Specials: \$60.00

PROPERTY HIGHLIGHTS

- Premiere Class A, multi-tenant office building located in highly desirable northeast Wichita.
- Property benefits from superior access, strong surrounding demographics, and proximity to major employment centers.
- Ample parking, with 276 spaces in front of the building.
- Lake views from the back of the building.

SPACES	SPACE SIZE	LEASE RATE
Suite 115	1,966 SF	\$21.00/SF (FS)
Suite 170	5,119 SF	\$21.00/SF (FS)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,334	45,903	112,591
AVG. HH INCOME	\$130,530	\$130,012	\$121,429
MEDIAN AGE	43.5	38.4	36.0
TRAFFIC COUNTS			
HWY. K-96 & ROCK RD.			33,938 VPD
HWY. K-96 & WEBB RD.			24,168 VPD



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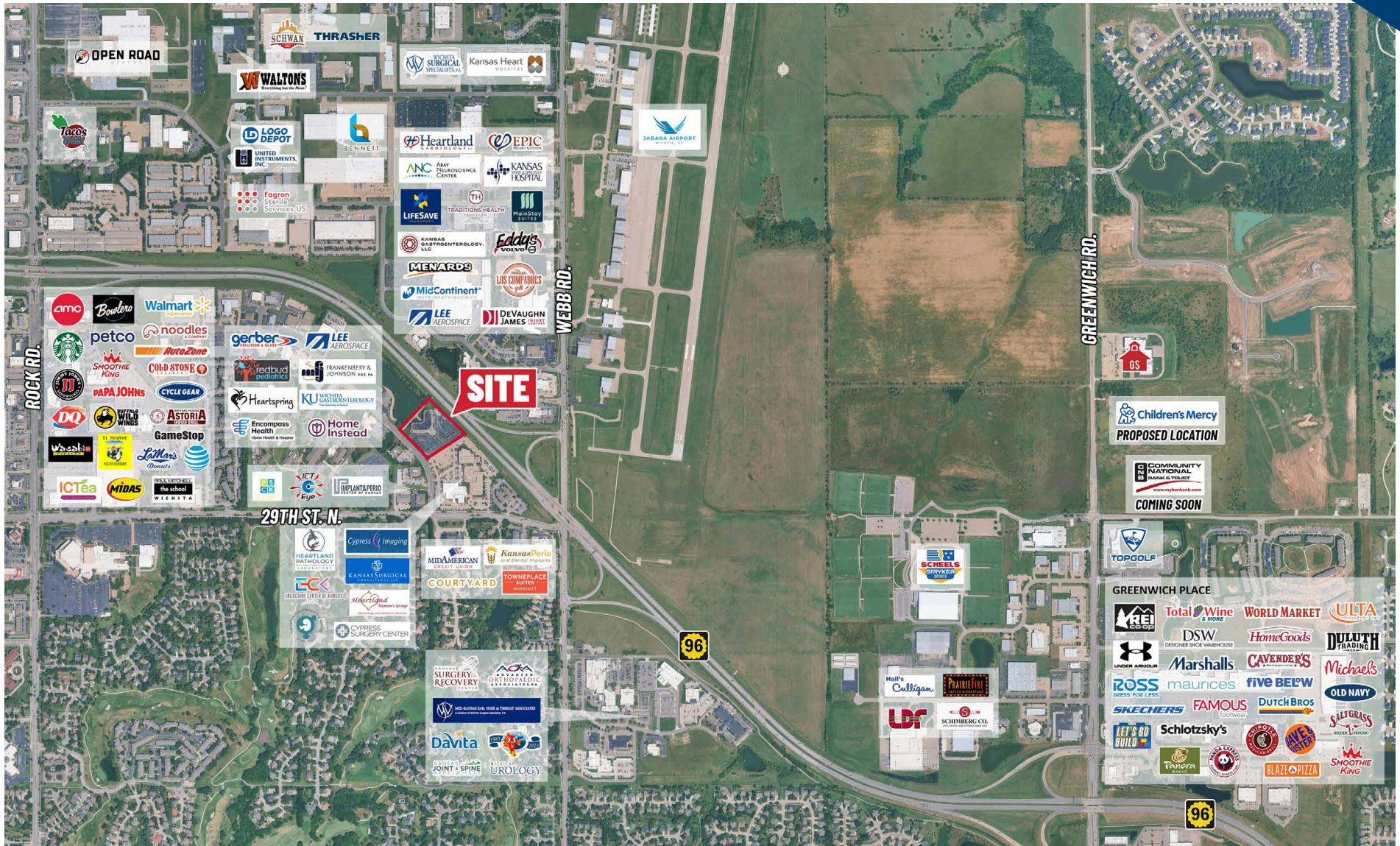
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CLASS A OFFICE – NE WICHITA

FOR SALE/LEASE 3020 N. CYPRESS, WICHITA, KS 67202

AERIAL VIEW



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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