



**ruffin**  
**epicenter**<sup>™</sup>

**301 N MAIN STREET  
WICHITA, KANSAS 67202**



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### PROPERTY HIGHLIGHTS

- 298,011 SF Class A Office, 22 Story Building
- The tallest building in Kansas offers the city's most Spectacular Views
- Premier Downtown location northwest of Central Business District
- Located next to City Hall, Wichita Municipal and Sedgwick County Courthouses
- Multiple Conference Centers can be reserved within the building
- 24 hour Surveillance and Security Staff on location
- Covered Garage parking connected to the building with attendant
- Delicious On-site cafe and dining area
- Property Management office and staff in the building
- Maintenance Staff on-site Monday - Friday
- Close proximity to Restaurants, Century II, River Walk, The Indian Center, Exploration Place, YMCA and the exciting up and coming Advanced Learning Library
- 5 Passenger Elevators + 1 Express Elevator

### PROPERTY DESCRIPTION

Epic Center is Class A, trophy office space, the signature of Wichita's skyline and the tallest building in Kansas. This premier office address is home to the city's top law, financial, consulting and accounting firms. Inside, there is an impressive four-story, granite lobby. Floor to ceiling windows provide breathtaking views. The property has a building conference facility with video conferencing capability. The six-

story attached parking garage contains 680 spaces, including reserved and visitor stalls. Onsite, there are courier service drop boxes and cafe. The building features high level 24x7 on-site security service. There is outstanding fiber connectivity throughout the building, and the on-site management staff is pledged to courtesy and service.

## NEAR-BY ATTRACTIONS



Sedgwick County Courthouse



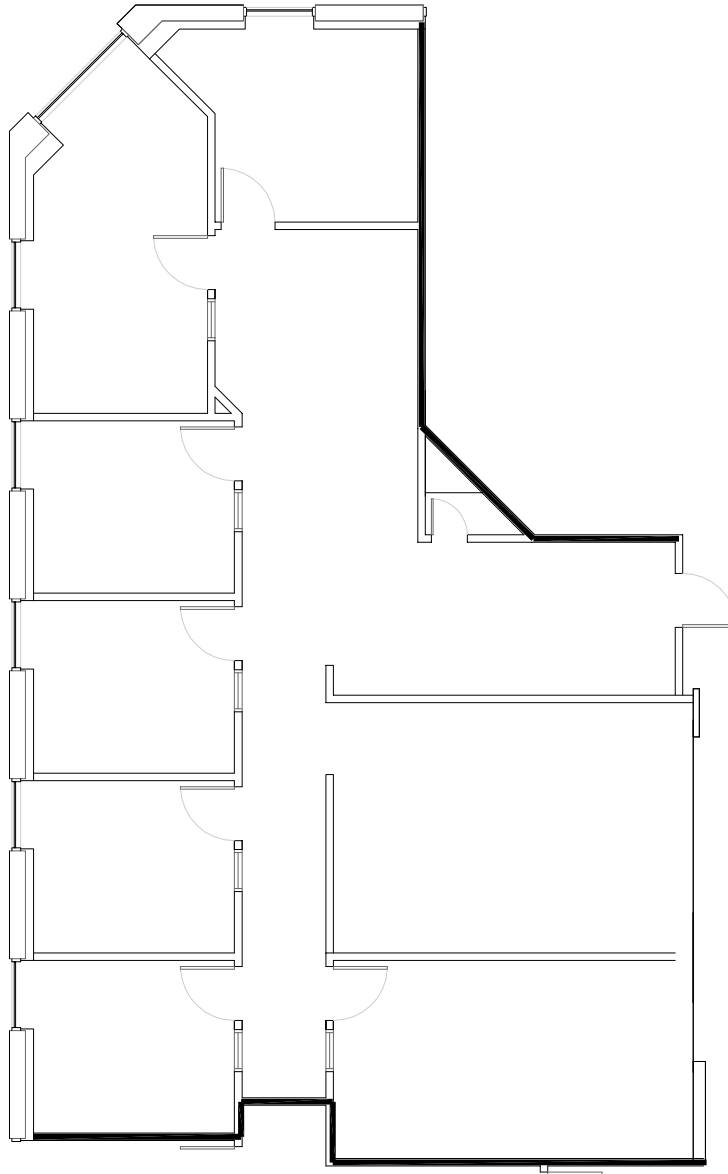
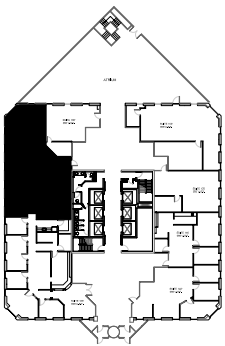
Wichita Municipal Court

## AVAILABILITIES

Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 110	1,962 SF	\$16.00/SF	Immediately	5 Private Offices, Kitchen
Suite 190	825 SF	\$16.00/SF	Immediately	Retail or Office
Suite 250	2,442 SF	\$16.00/SF	Immediately	6 Private Offices
Suite 300	1,997 SF	\$16.00/SF	Immediately	Large Conference Room, 2 Private Offices
Suite 320	1,741 SF	\$16.00/SF	Immediately	4 Private Offices, Kitchen
Suite 340	1,872 SF	\$16.00/SF	Immediately	6 Private Offices, Reception Area, City Views
Suite 350-360	5,334 SF	\$16.00/SF	Immediately	Can be demised to 1,626 SF
Suite 700	13,586 SF	\$16.00/SF	Immediately	Great views, Open space for cubicles, large conference rooms, 8-10 private offices, divisible
Suite 900	13,586 SF	\$16.00/SF	Immediately	Great views, 29 Private Offices, Large Conference Rooms, Kitchen, 2 IT Rooms one with top of line cooling system, divisible
Suite 1000	9,591 SF	\$16.00/SF	Immediately	Great views, 17 Private Offices, Large Conference Rooms, Lots of Storage, Kitchen
Suite 1430	3,448 SF	\$16.00/SF	Immediately	Great views, 10 Private Offices, Large Conference Rooms, Kitchen
Suite 2000	13,586 SF	\$16.00/SF	Immediately	Great views, approx. 26 Private Offices, Several Conference/Meeting Rooms, Kitchen, divisible
Suite 2100	13,390 SF	\$17.50/SF	Immediately	Penthouse suite with incredible views, approx. 25 Private Offices, Several Conference/Meeting Rooms, with private elevator access to 22nd floor which features showers, locker rooms, dry & wet saunas.
Suite 2200	6,151 SF	\$17.50/SF	Immediately	Penthouse suite exclusive with elevator access only from 2100, features showers, locker rooms, dry & wet saunas.



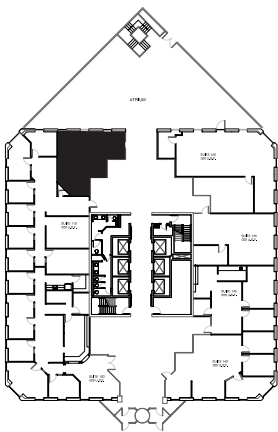
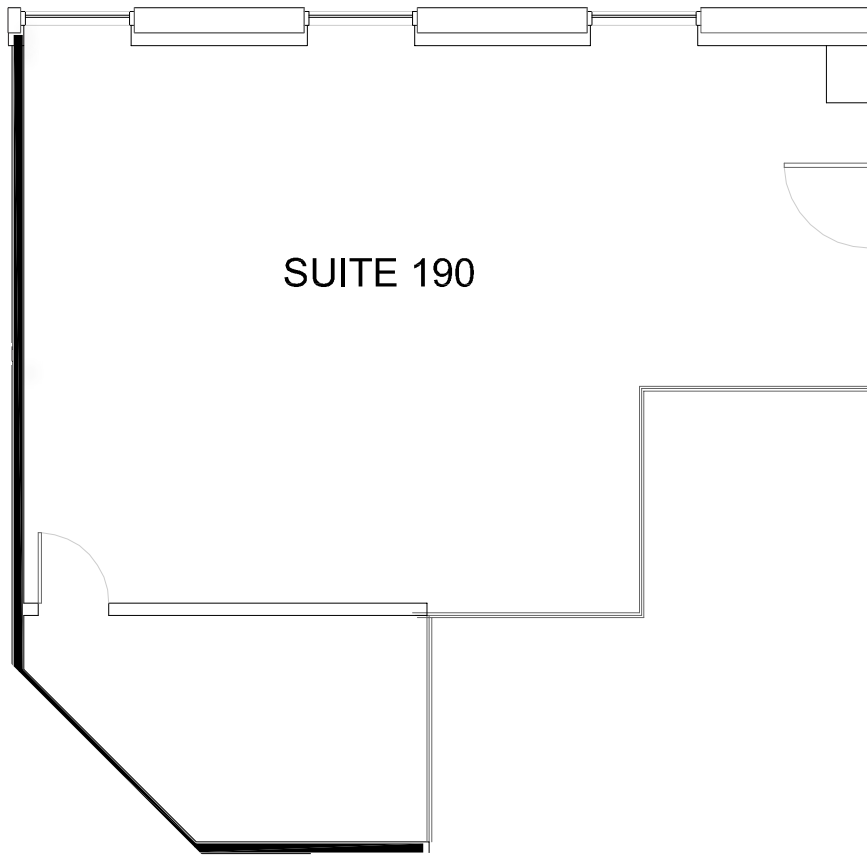
**SUITE 110**  
1,962 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 110	1,962 SF	\$16.00/SF	Immediately	5 Private Offices, Kitchen

## SUITE 190

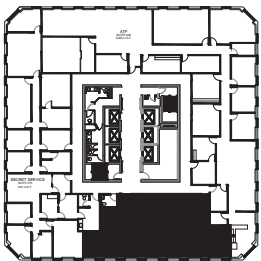
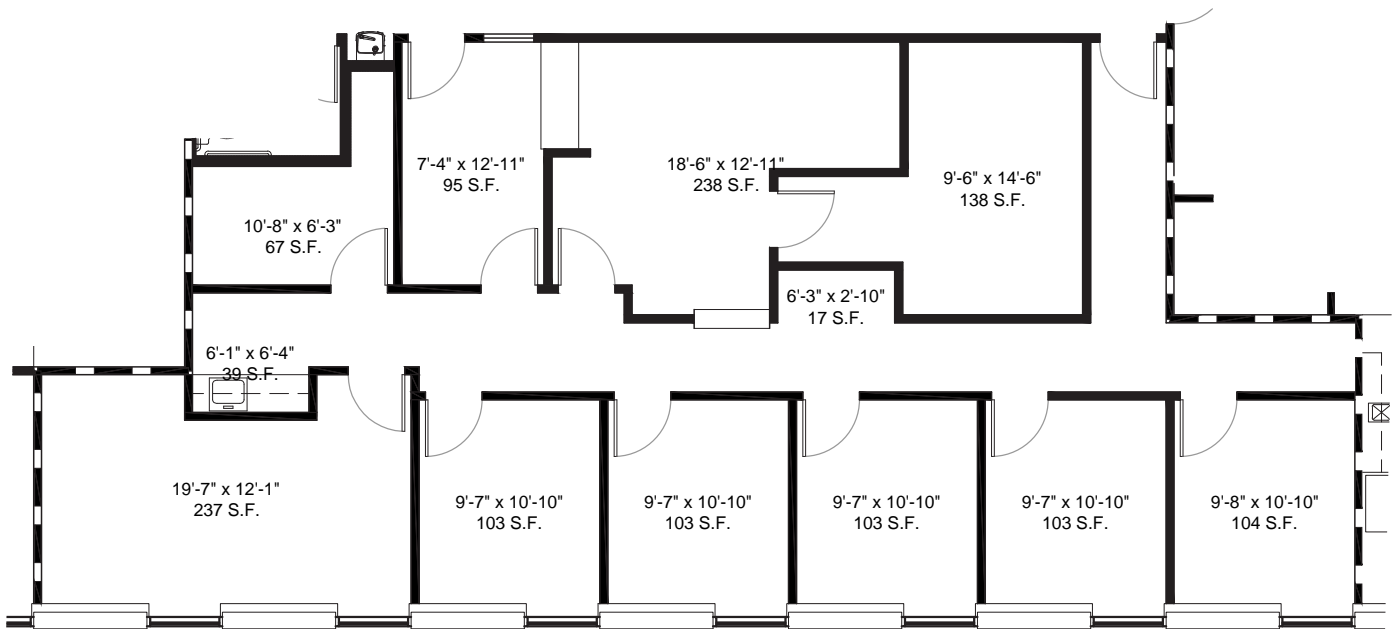
825 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 190	825 SF	\$16.00/SF	Immediately	Retail or Office

## SUITE 250

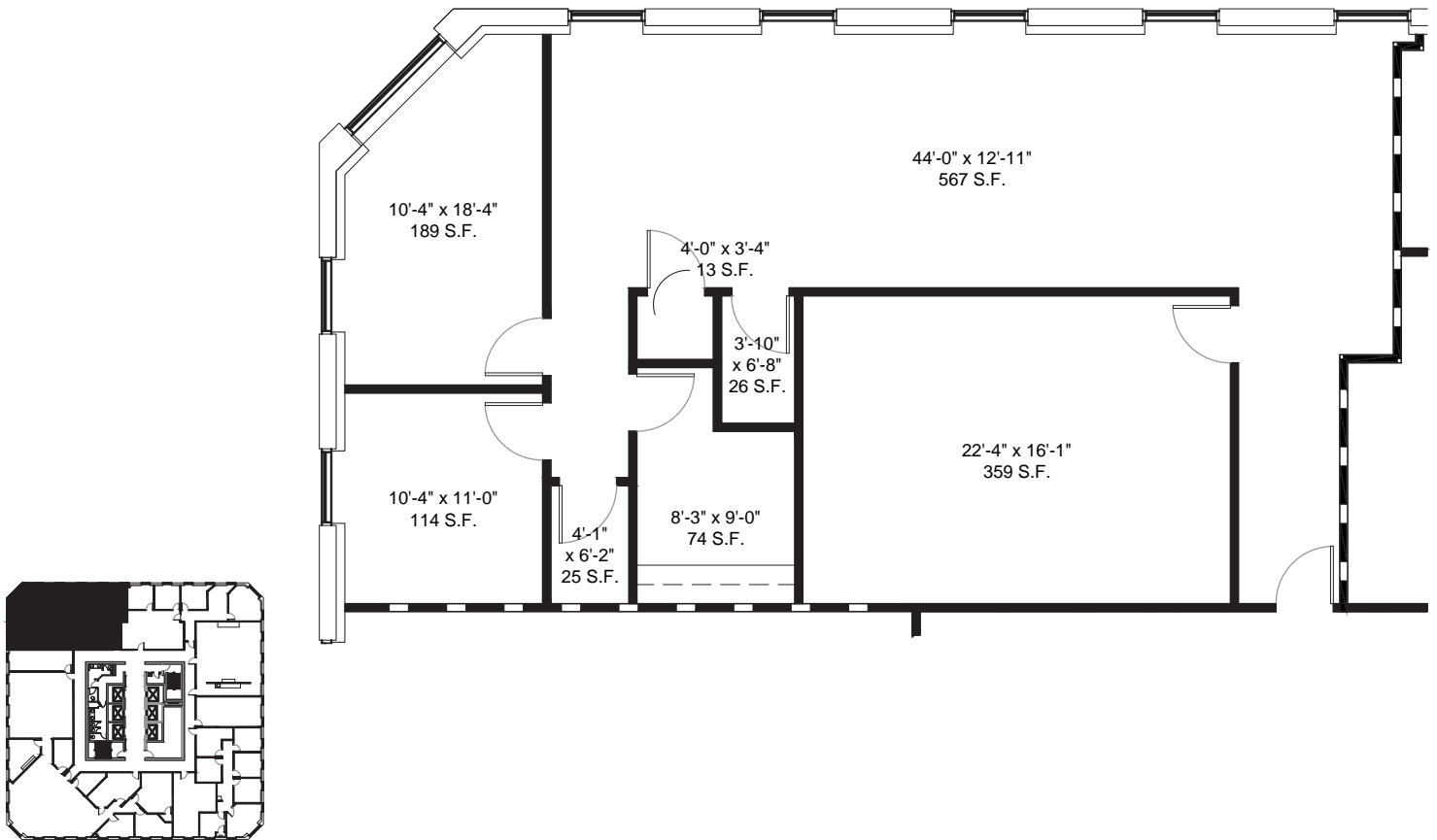
2,442 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 250	2,442 SF	\$16.00/SF	Immediately	6 Private Offices

## SUITE 300

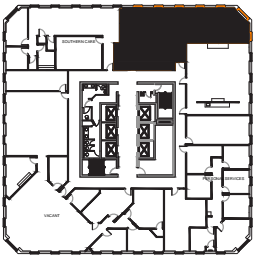
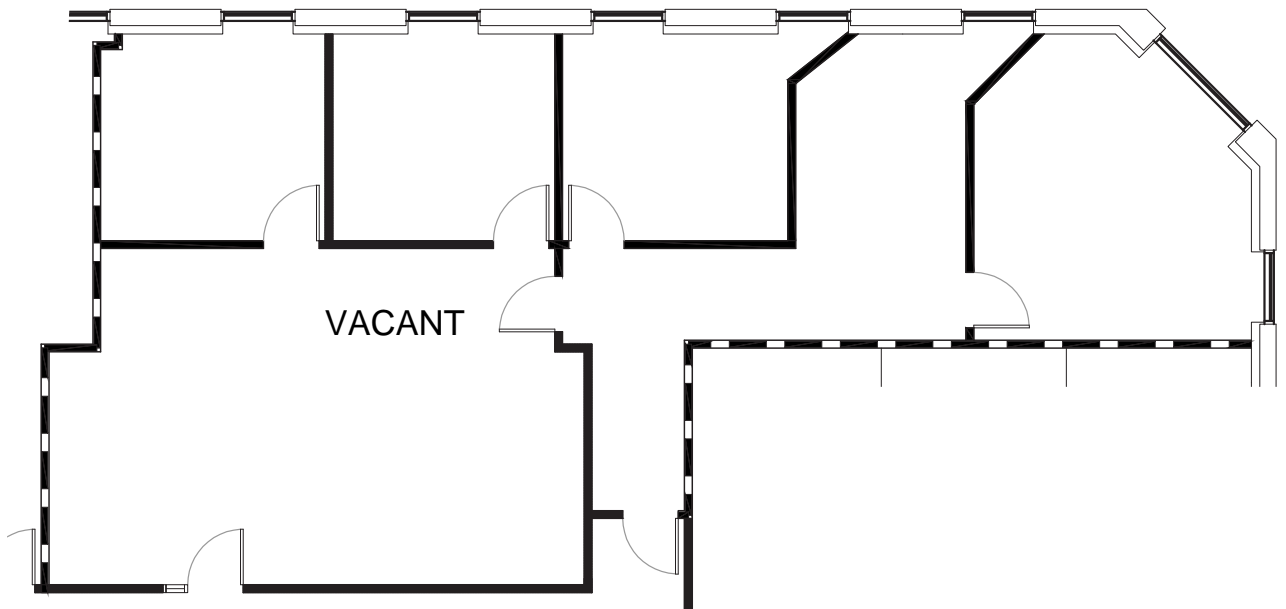
1,997 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 300	1,997 SF	\$16.00/SF	Immediately	Large Conference Room, 2 Private Offices



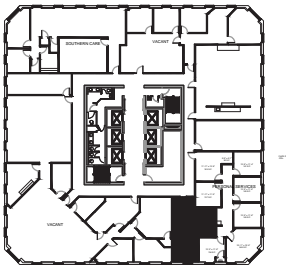
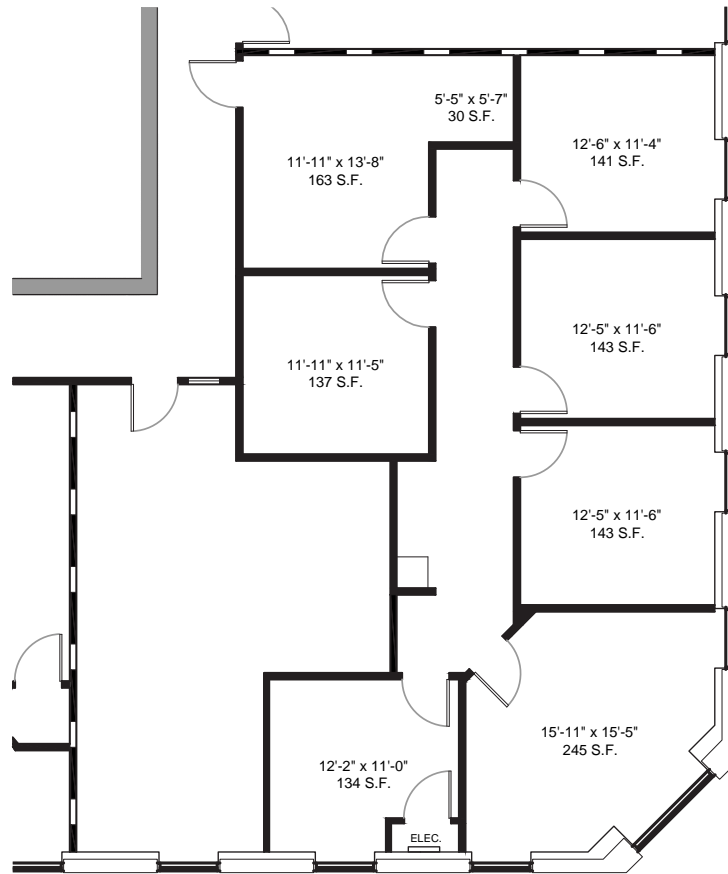
**SUITE 320**  
1,741 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 320	1,741 SF	\$16.00/SF	Immediately	4 Private Offices, Kitchen

## SUITE 340

1,872 SF



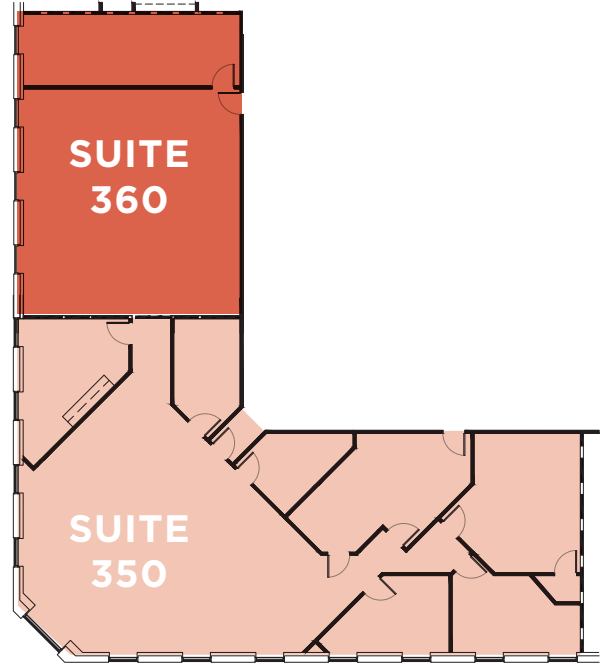
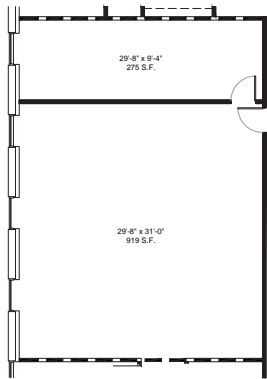
Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 340	1,872 SF	\$16.00/SF	Immediately	6 Private Offices, Reception Area, City Views

## SUITE 350 - 360

5,334 SF

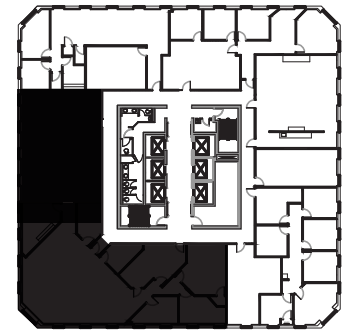
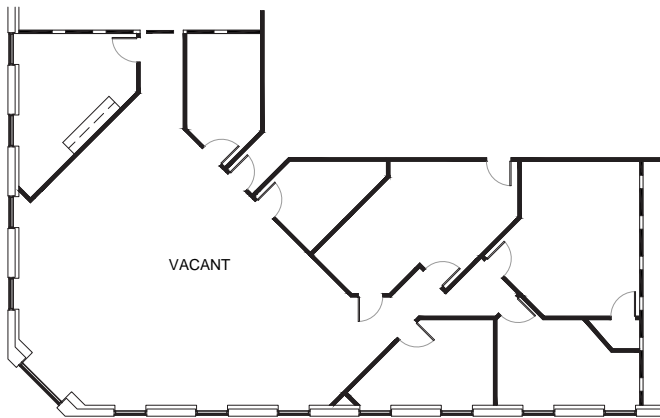
### SUITE 360

1,257 SF



### SUITE 350

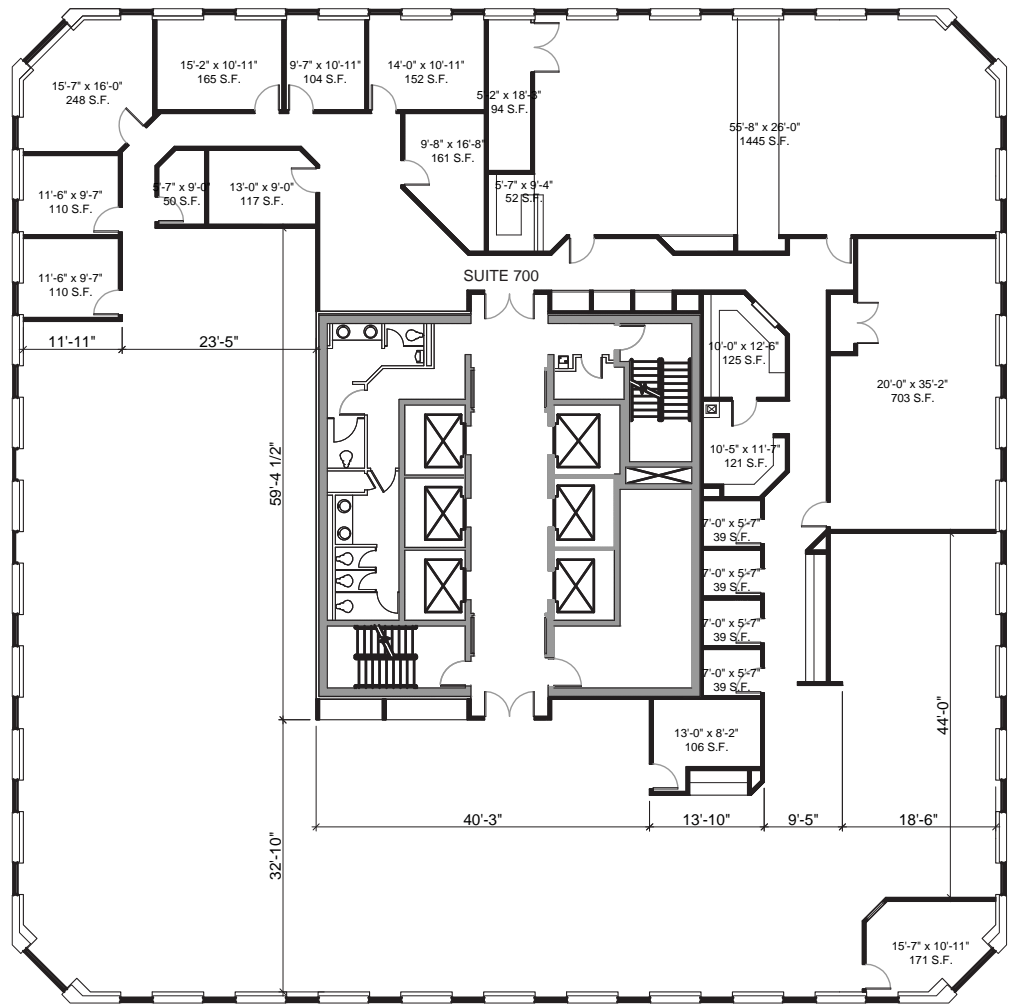
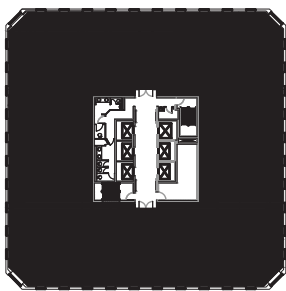
3,708 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 350-360	5,334 SF	\$16.00/SF	Immediately	Can be demised to 1,626 SF

## SUITE 700

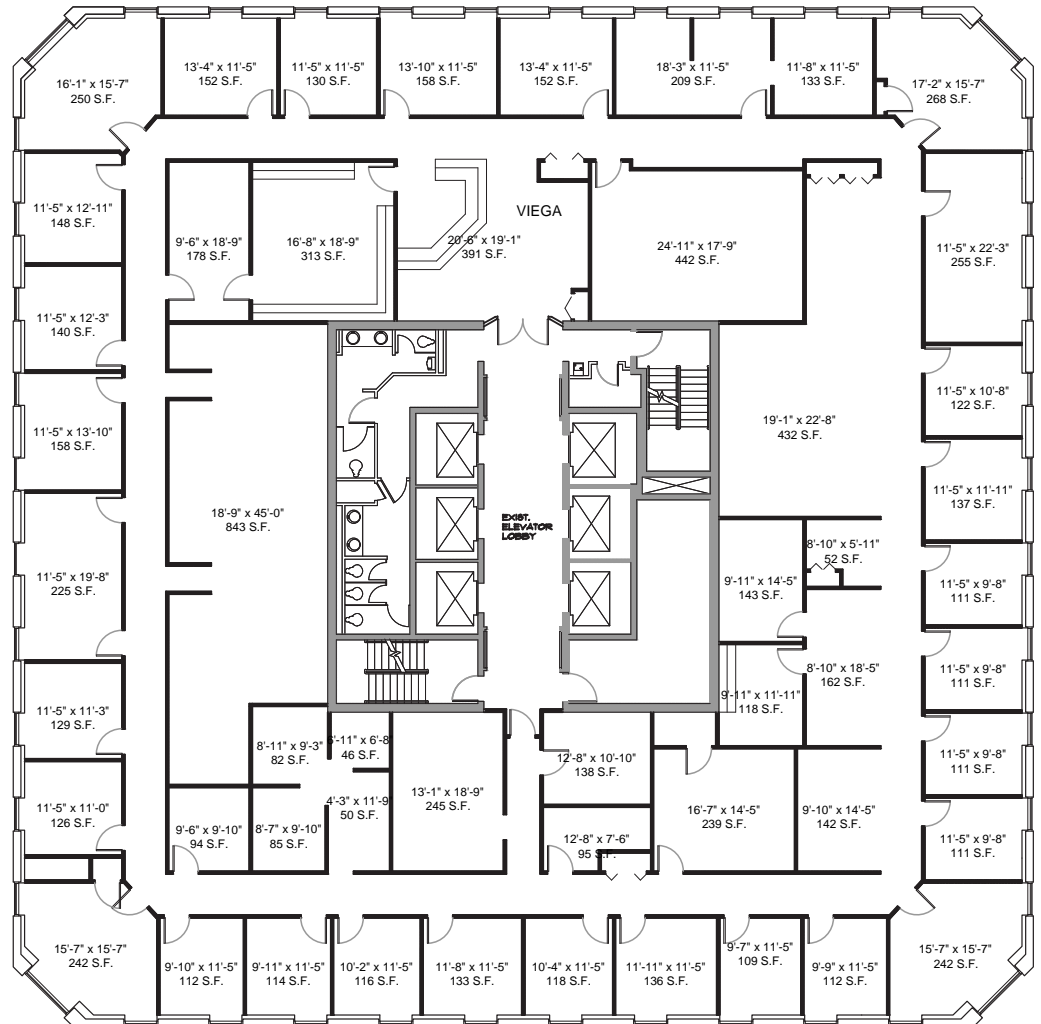
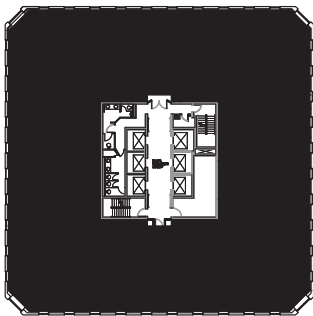
13,586 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 700	13,586 SF	\$16.00/SF	Immediately	Great views, Open space for cubicles, large conference rooms, 8-10 private offices, divisible

## SUITE 900

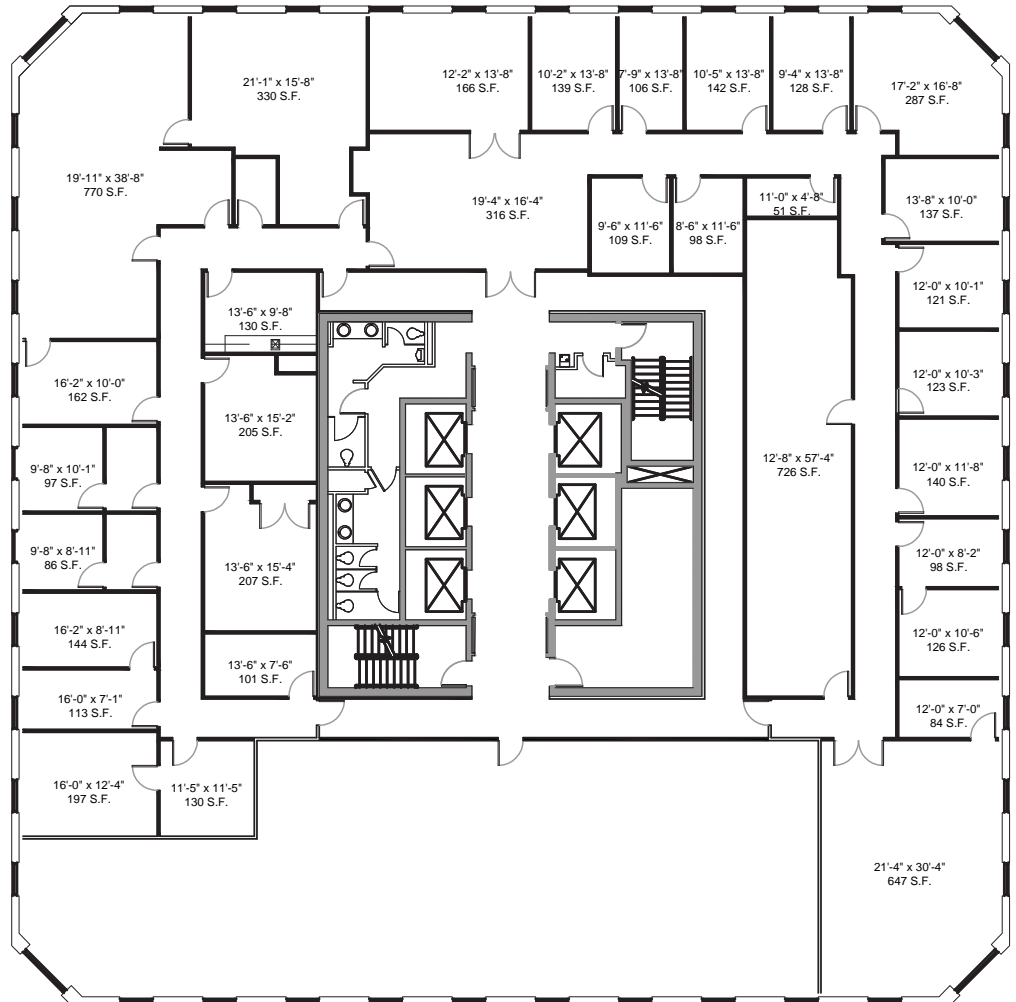
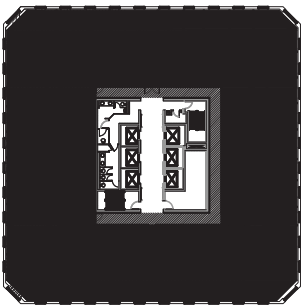
13,586 SF



Suite	Area	Annual Rent FSG Available	Suite Notes
Suite 900	13,586 SF	\$16.00/SF	Great views, 29 Private Offices, Large Conference Rooms, Kitchen, 2 IT Rooms one with top of line cooling system, divisible

## SUITE 1000

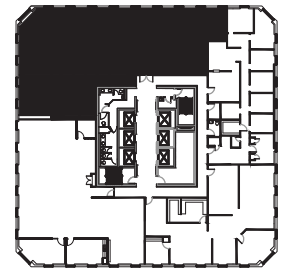
9,591 SF



Suite	Area	Annual Rent FSG Available	Suite Notes
Suite 1000	9,591 SF	\$16.00/SF	Immediately
			Great views, 17 Private Offices, Large Conference Rooms, Lots of Storage, Kitchen

## SUITE 1430

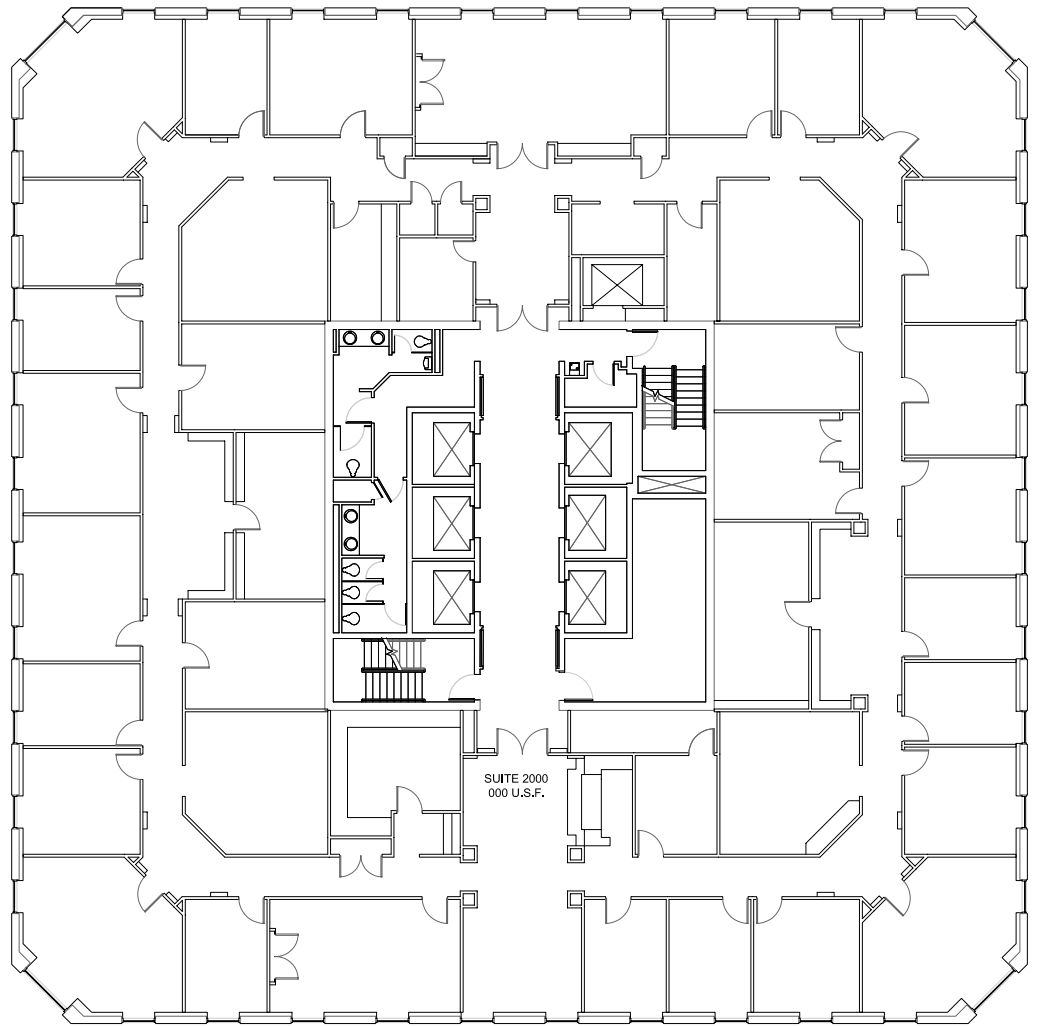
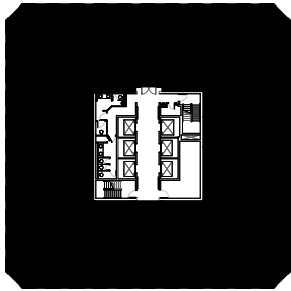
3,448 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 1430	3,448 SF	\$16.00/SF	Immediately	Great views, 10 Private Offices, Large Conference Rooms, Kitchen

## SUITE 2000

13,586 SF

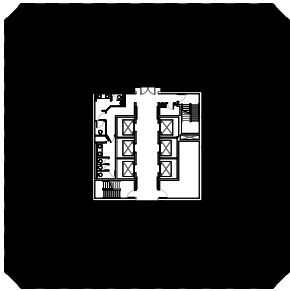
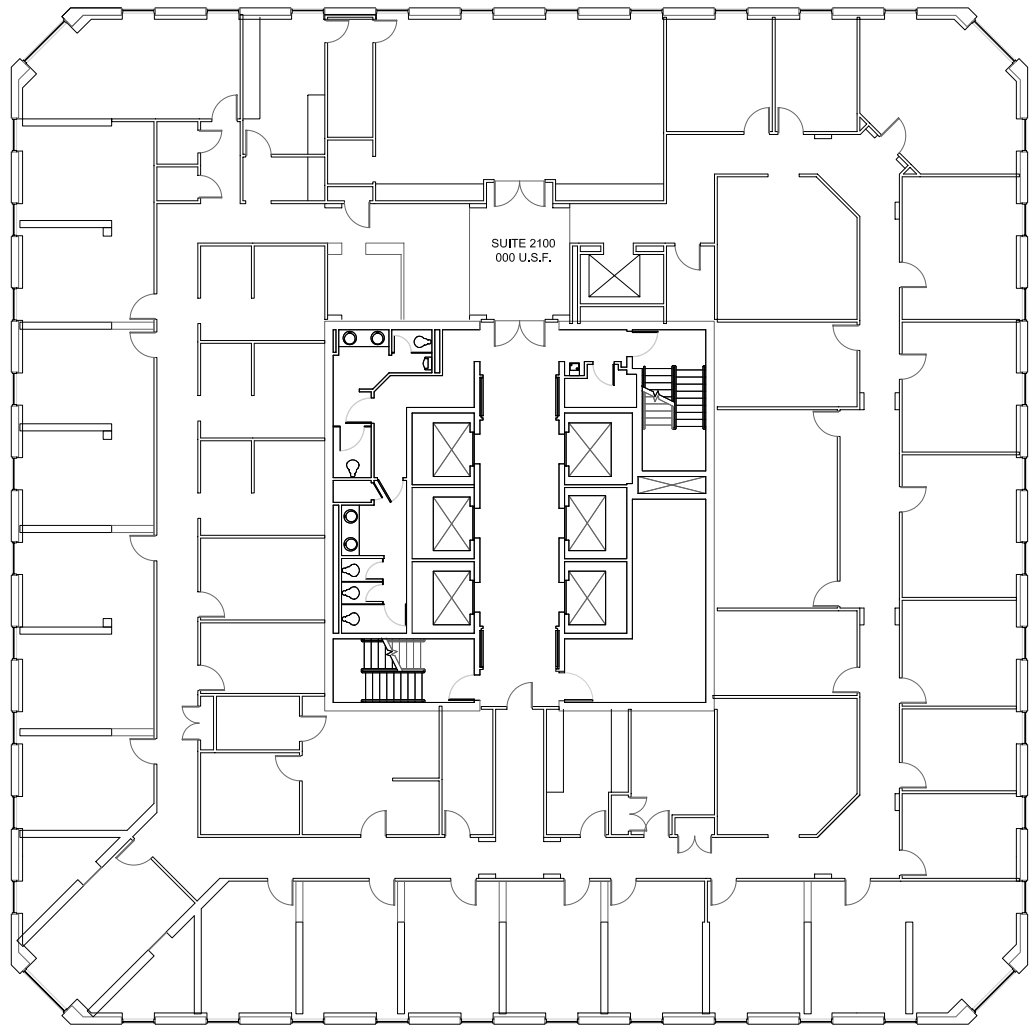


Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 2000	13,586 SF	\$16.00/SF	Immediately	Great views, approx. 26 Private Offices, Several Conference/Meeting Rooms, Kitchen, divisible



## SUITE 2100

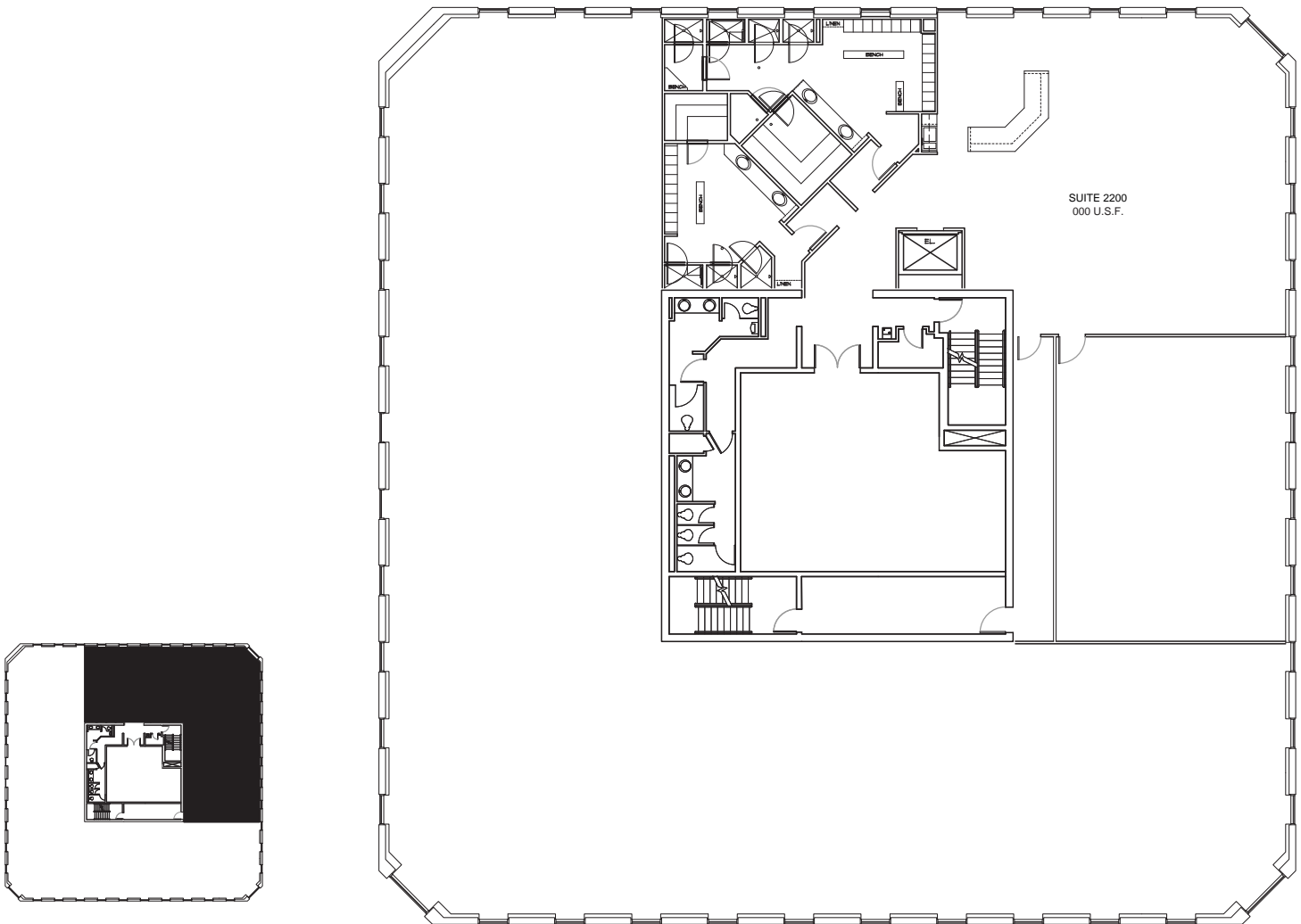
13,390 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 2100	13,390 SF	\$17.50/SF	Immediately	Penthouse suite with incredible views, approx. 25 Private Offices, Several Conference/Meeting Rooms, with private elevator access to 22nd floor which features showers, locker rooms, dry & wet saunas.

## SUITE 2200

6,151 SF



Suite	Area	Annual Rent FSG	Available	Suite Notes
Suite 2200	6,151 SF	\$17.50/SF	Immediately	Penthouse suite exclusive with elevator access only from 2100, features showers, locker rooms, dry & wet saunas.



For more information, please contact

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