

For Lease

# Office Building

\$15 SF/yr



## 7803 E Osie St

Wichita, Kansas 67207

### Property Highlights

- Just off Rock Road with quick access to Kellogg/US-54 and I-35, your clients can find you easily and your team won't dread the commute
- Tenant Mix Current tenants include a diverse mix of businesses — Heartland Homecare Services, Saxon Aerospace, Farm Bureau Insurance, Alianzas Counseling, Budget Dumpster, and several others — reflecting a small-business-friendly environment.
- Surrounded by restaurants and services — convenient for staff and clients alike
- Suited for a variety of users — office, medical, showroom, or creative business use
- All buildings are single-story with door-front parking for each tenant.

### Property Description

- Cherry Creek Business Park is a two-building complex located offering Wichita office/warehouse space with over 40,000 square feet.

### OFFERING SUMMARY

<b>Available SF</b>	1,080 - 5,425
<b>Lease Rate</b>	\$15 SF/yr (MG)
<b>Suite 101</b>	5,425 SF
<b>Suite 110</b>	1,080 SF

For more information

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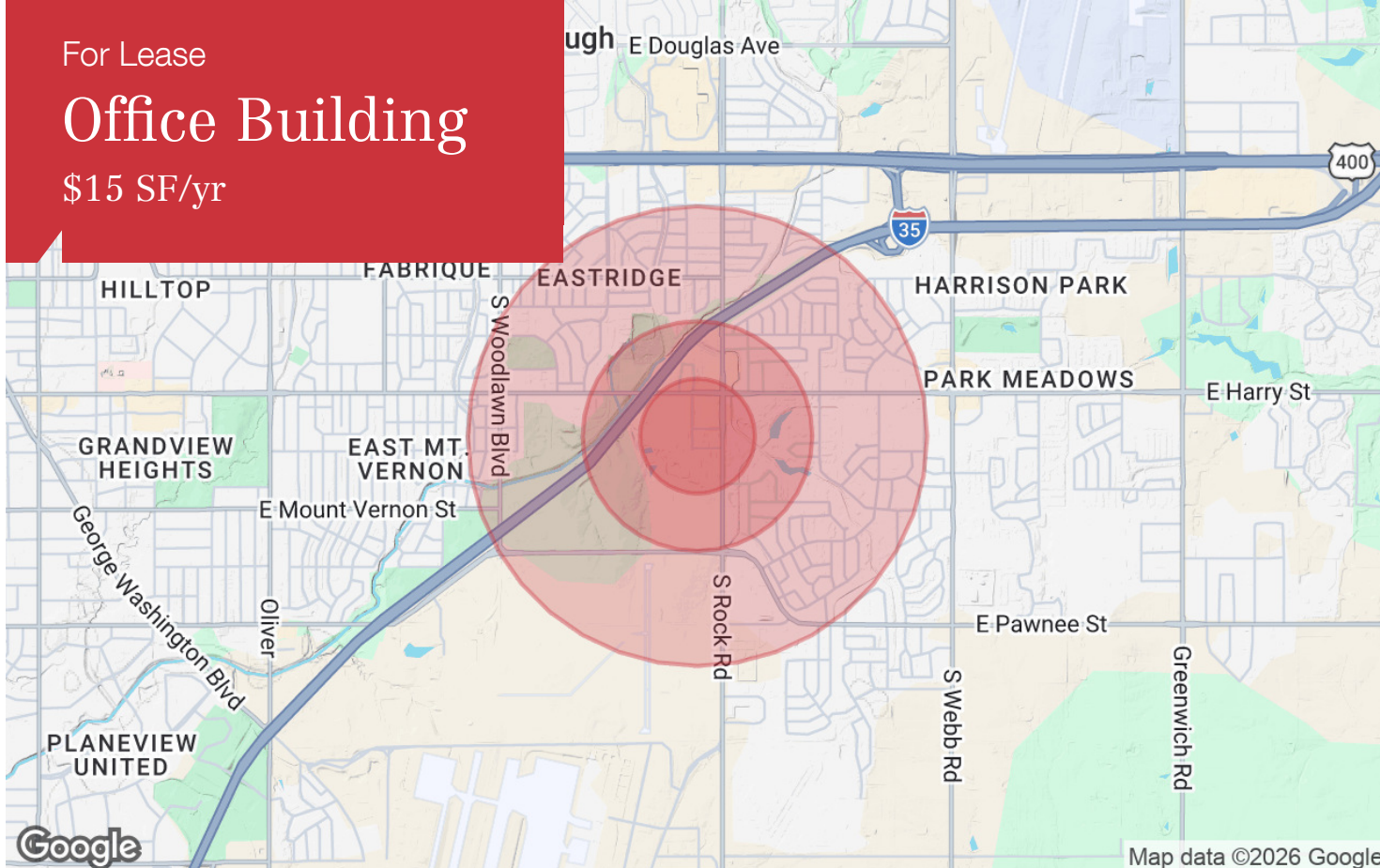
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	500	2,697	12,529
Average Age	34.0	33.6	33.4
Average Age (Male)	43.8	45.2	39.1
Average Age (Female)	32.9	31.0	32.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	260	1,355	5,614
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$61,506	\$60,836	\$66,456
Average House Value	\$167,583	\$164,336	\$165,083

2023 American Community Survey (ACS)