



**FOR LEASE**

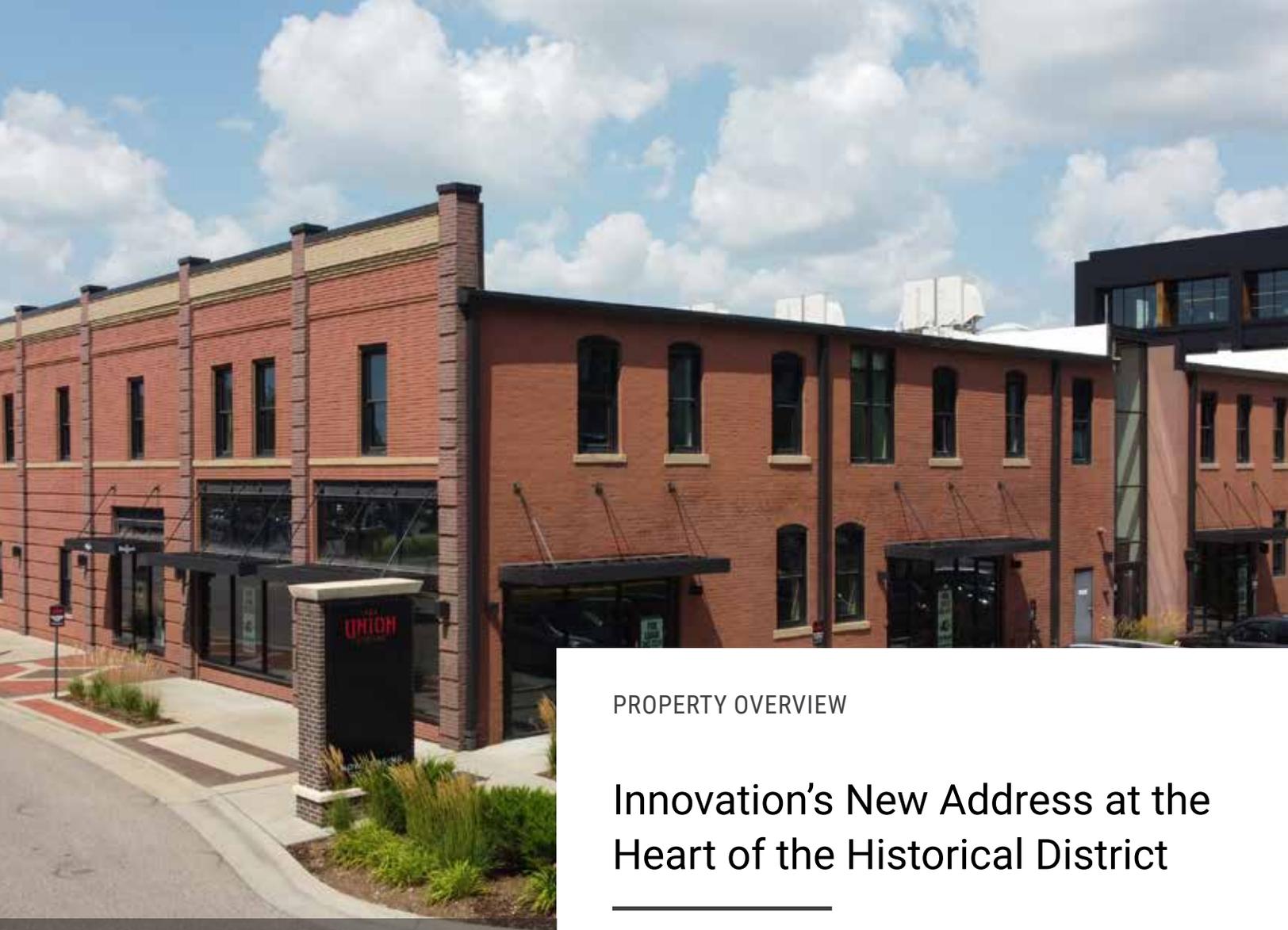
## **GRAND HOTEL AT UNION STATION**

801 E. Douglas Ave. | Wichita, KS

*Historic Space in Downtown Wichita*

10,228 SF AVAILABLE  
SUITE 101 • \$19.50/SF + NNN  
SUITE 106 • \$19.50/SF + NNN  
SUITE 110 • \$23/SF + NNN





CLASS A OFFICE BUILDING

## AVAILABLE SPACE

**Suite 101** | 5,636 SF

**Lease Rate** | \$19.50 / SF

**Lease Type** | NNN, \$7.21 / SF

**Suite 106** | 3,042 SF

**Lease Rate** | \$19.50 / SF

**Lease Type** | NNN, \$7.21 / SF

**Suite 110** | 1,550 SF

**Lease Rate** | \$23 / SF

**Lease Type** | NNN, \$7.21 / SF

### PROPERTY OVERVIEW

## Innovation's New Address at the Heart of the Historical District

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### *An Office Location Reserved for Innovative Business*

The Grand Hotel is a key component of the historic Union Station campus located directly off Douglas Ave. This iconic building features classic architecture on the outside and wows with a bright, open and modern interior.

This elegant property features Class A office space, large collaborative working areas, numerous offices, a conference room, and large kitchenette area.



CLASS A OFFICE SPACE



DOORSIDE PARKING



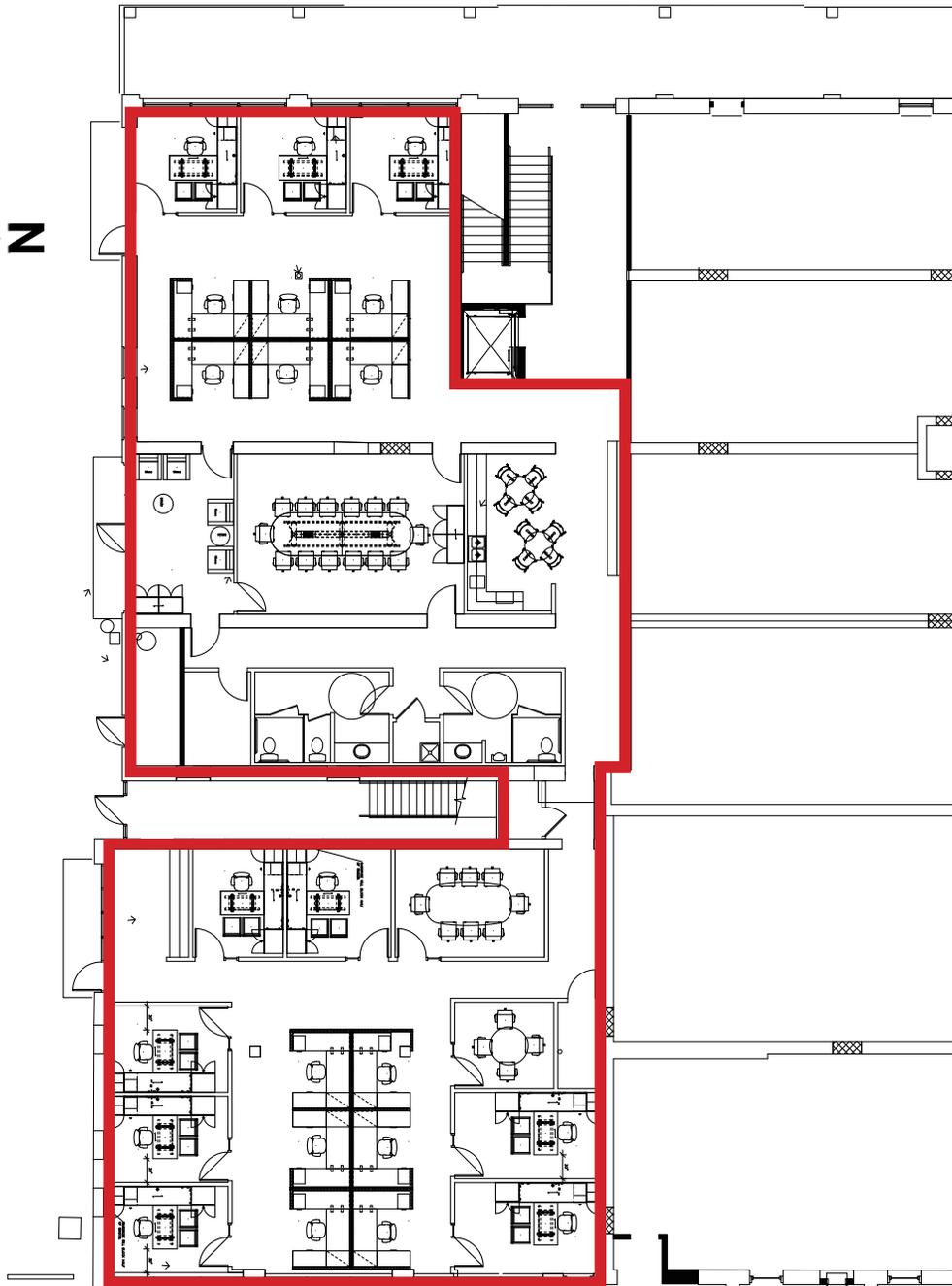
SPACIOUS KITCHENETTE



DEDICATED RECEPTION AREA



FUNCTIONAL CLASS A OFFICE SPACE

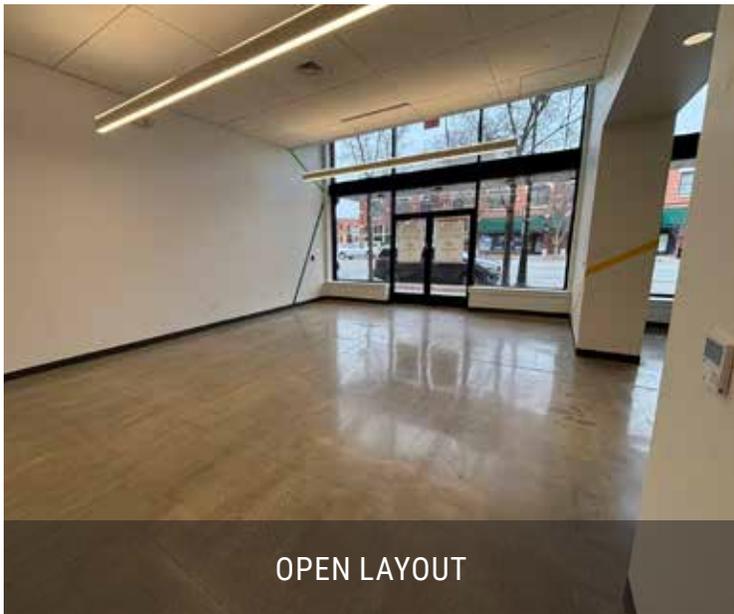


**FLOOR DETAILS**

5,636 SF • Suite 101



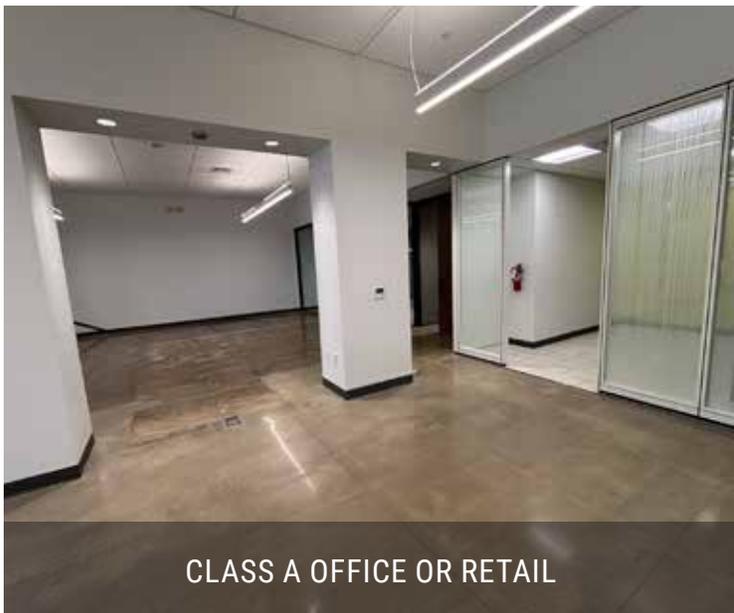
DOUGLAS AVENUE FRONTAGE



OPEN LAYOUT



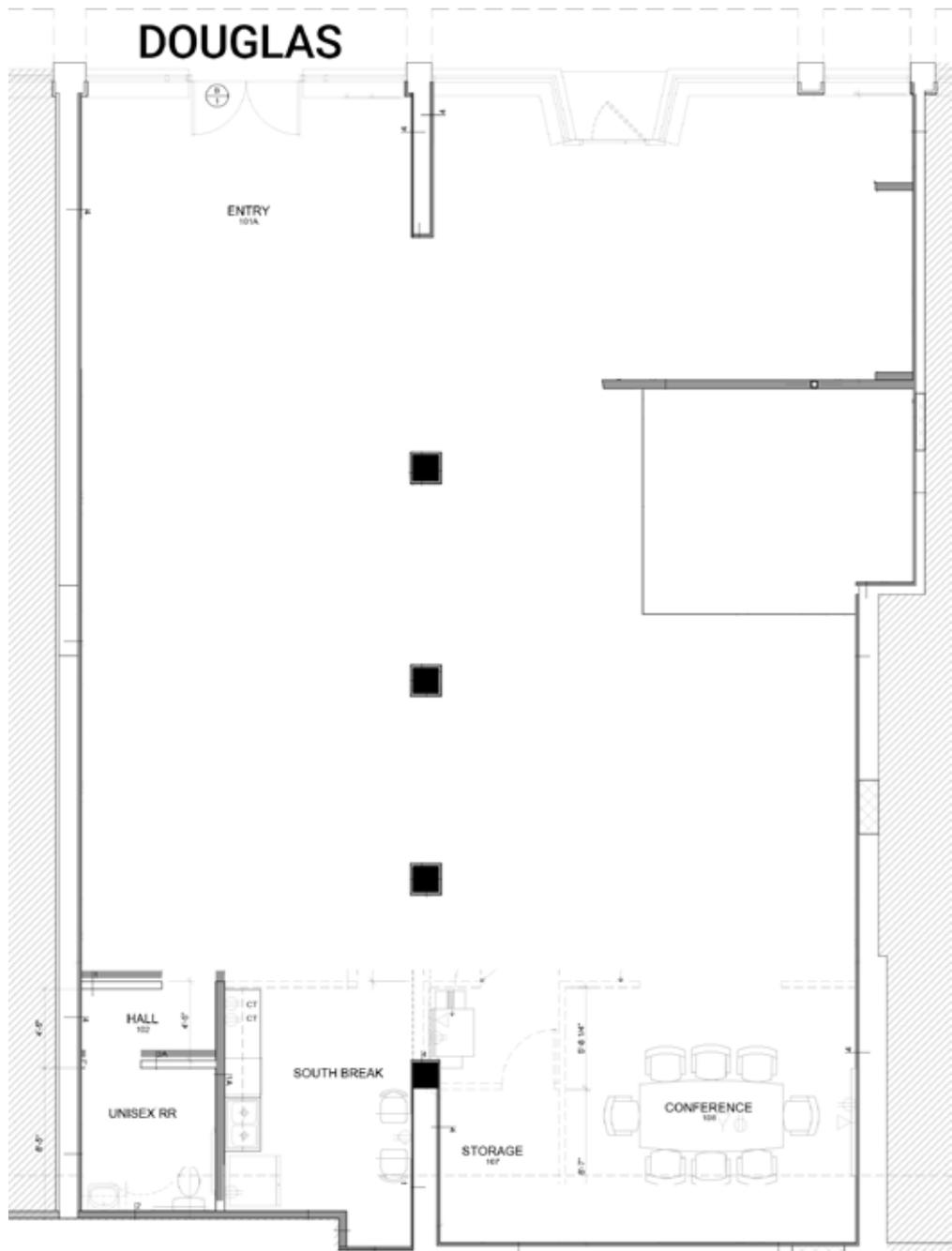
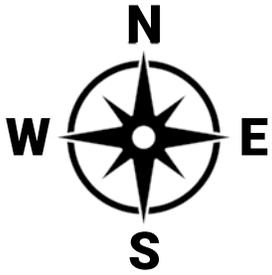
SPACIOUS KITCHENETTE



CLASS A OFFICE OR RETAIL



CONFERENCE ROOM



**FLOOR DETAILS**

3,042 SF • Suite 106



RETAIL/RESTAURANT SPACE



HIGH TRAFFIC VISIBILITY ON DOUGLAS AVENUE



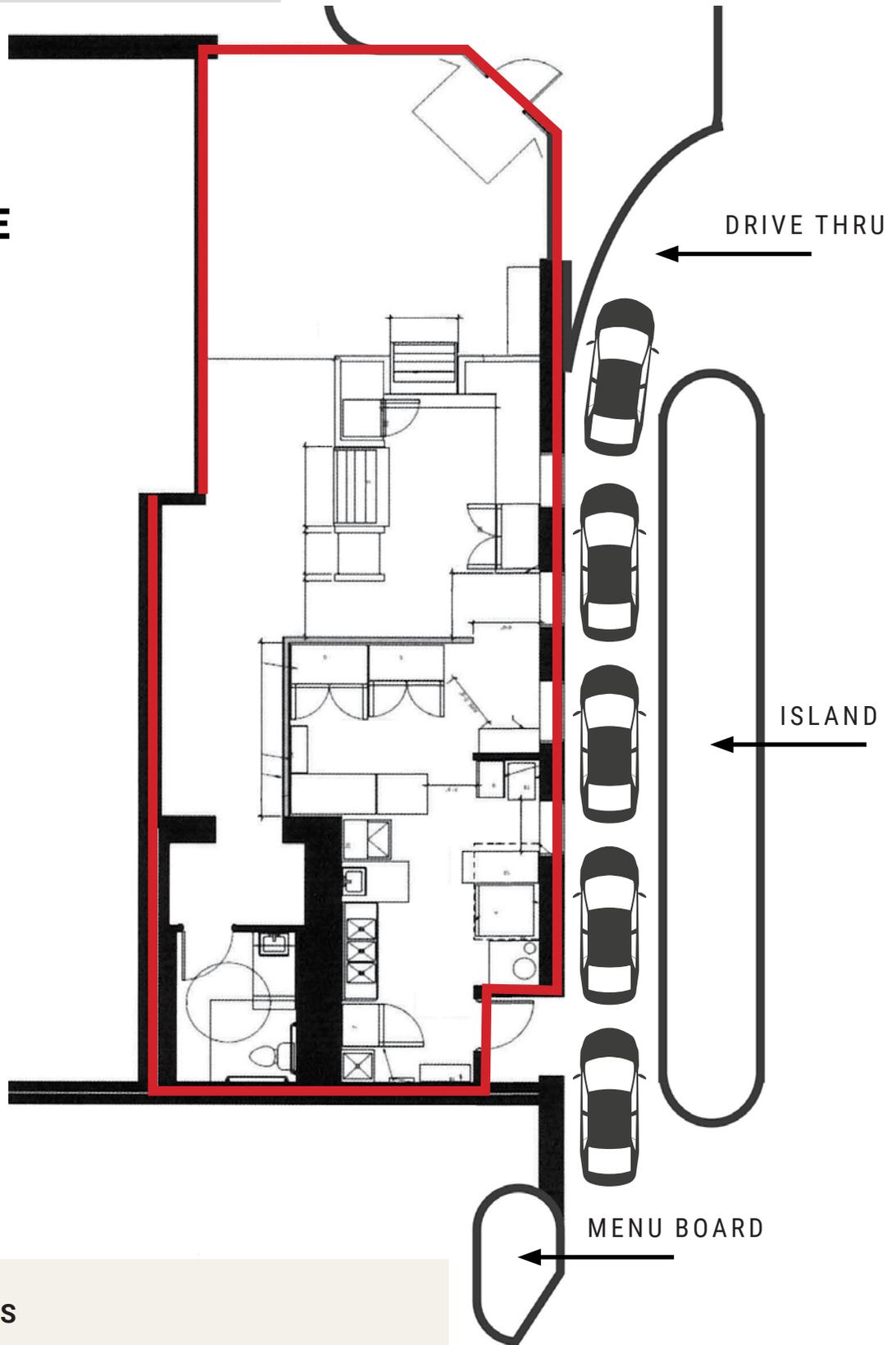
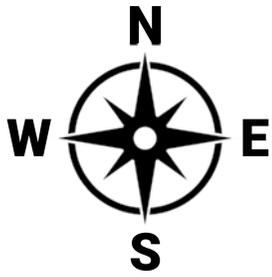
SPACIOUS LOBBY & SEATING AREA



DRIVE-THRU



VIEW FROM DOUGLAS AT NIGHT



**FLOOR DETAILS**

1,550 SF • Suite 110  
Drive-Thru



**BUSINESSES NEARBY**

Alloy Architecture, Ambassador Hotel, Drury Plaza Hotel, Hotel at Old Town, Hyatt Regency Hotel, Intrust Bank Arena, Smoothie King, The Kitchen, Regus, Walnut River Brewing Company, Old Town District shops and restaurants.

## Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

\_\_\_\_\_  
Licensee

**Gary Oborny**

\_\_\_\_\_  
Supervising/branch broker

**Occidental Management, Inc.**

\_\_\_\_\_  
Real estate company name approved by the commission

\_\_\_\_\_  
Buyer Seller Acknowledgement (not required)