



CLASS A OFFICE BUILDING

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

SEE VIDEO



AVAILABLE RSF	3,357 - 13,386 RSF
LEASE RATE	Contact Broker
LEASE TYPE	NNN
PARKING	Approx. 196 spaces (7 handicap)
TI ALLOWANCE	Negotiable

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.
- Each tenant is responsible for janitorial services within their own suite.

AREA NEIGHBORS INCLUDE



	TENANT	SUITE SIZE	AVAILABILITY
1ST FLOOR	SUITE 101	3,083± RSF	Healical Health and Wellness
	SUITE 102A	3,817± RSF	LEASED
	SUITE 102B	2,431± RSF	Prime Medical
	SUITE 103	3,496± RSF	Elite Diagnostics
	SUITE 104	3,564± RSF	AVAILABLE
2ND FLOOR	SUITE 201	3,357± RSF	AVAILABLE
	SUITE 202	4,994± RSF	AVAILABLE
	SUITE 204	5,035± RSF	AVAILABLE



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CONCEPTUAL PLAN - 1ST FLOOR

3,564 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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CONCEPTUAL PLAN - 2ND FLOOR

13,386 SF AVAILABLE



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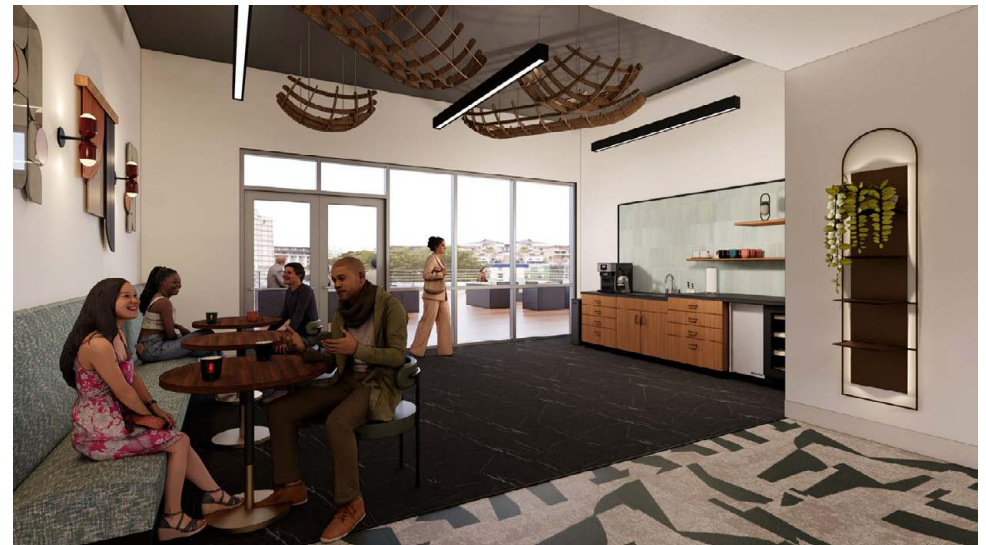
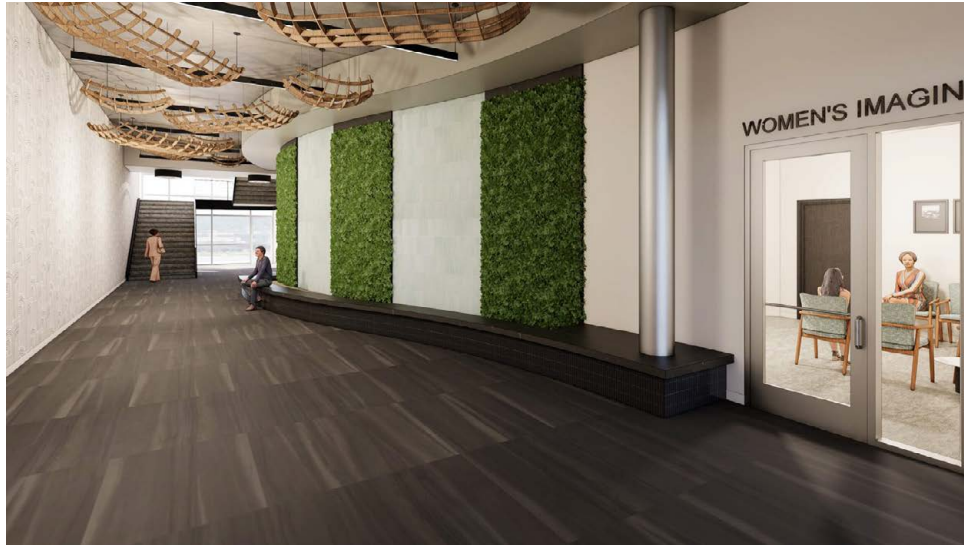
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CONCEPTUAL RENDERINGS



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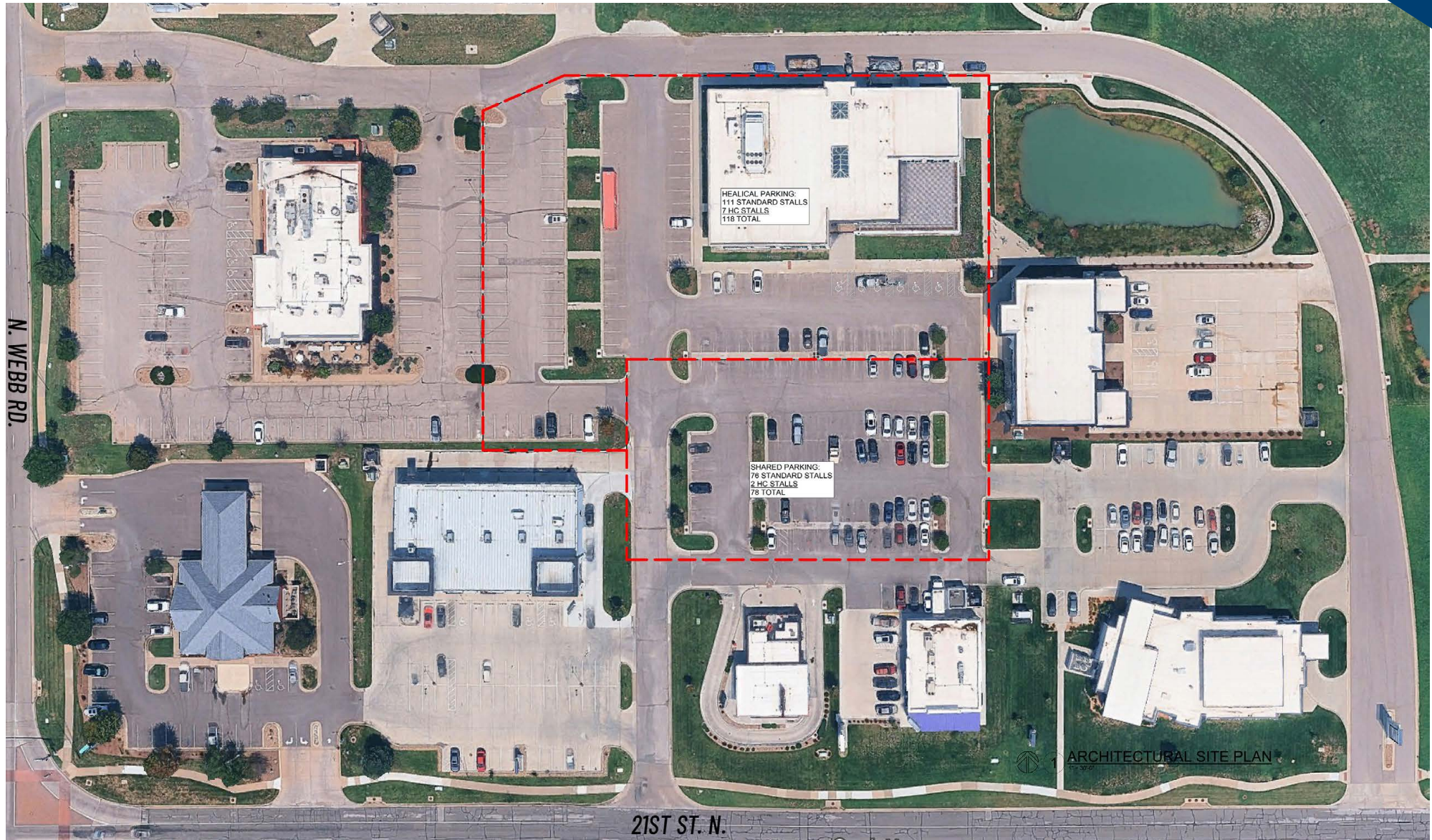
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PARKING PLAN



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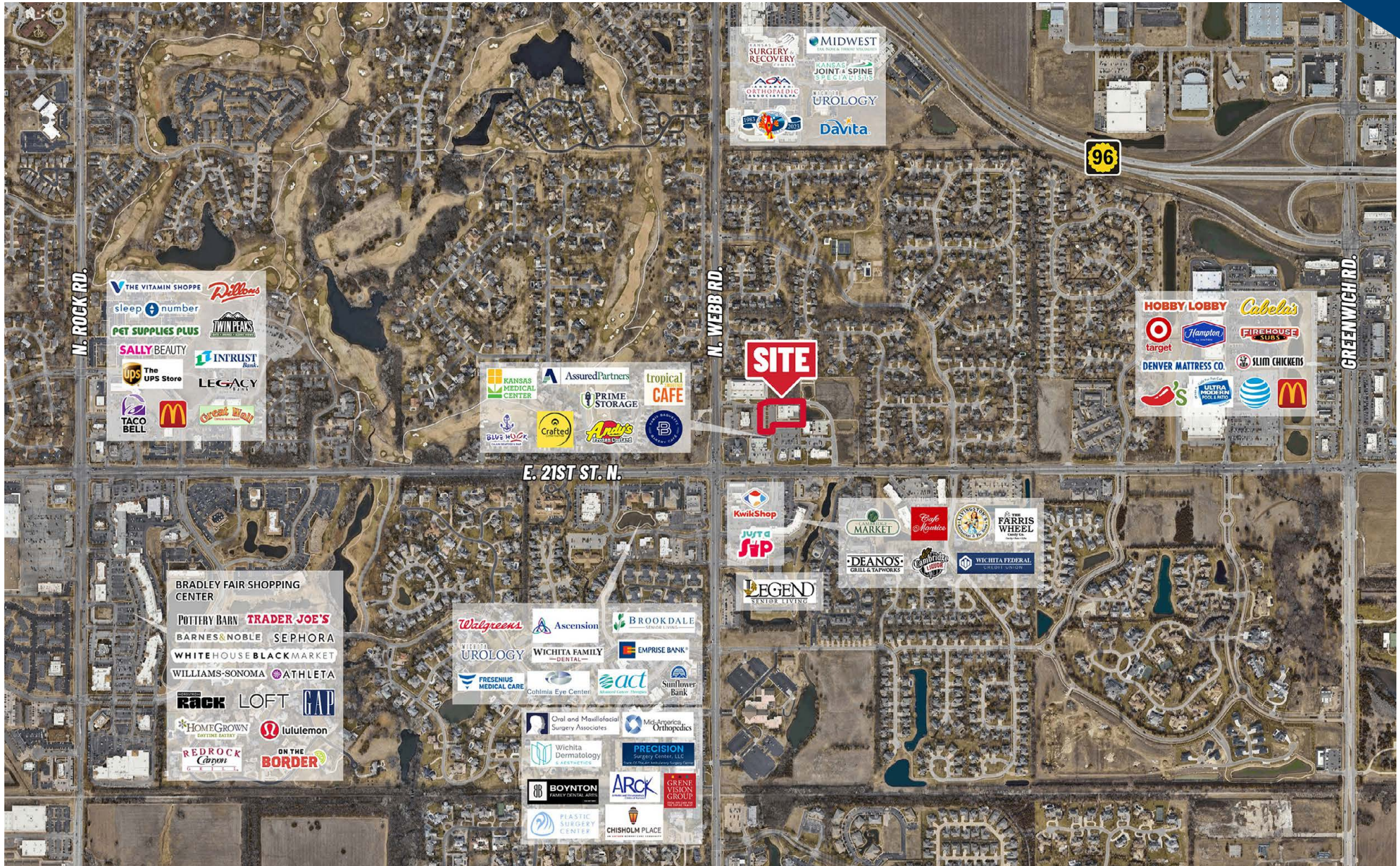
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AERIAL VIEW



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