

TWIN LAKES CENTER

FOR LEASE

2020 N. AMIDON & 1701 W. 20TH ST. N., WICHITA, KS 67203



SF AVAILABLE:

1,500 - 53,359 SF

LEASE RATE:

Contact Broker

ESTIMATED NNN:

\$2.78/SF

YEAR BUILT:

1964

PARKING:

670 Spaces

PROPERTY HIGHLIGHTS

- Located at the intersection of 21st Street North and Amidon with strong traffic counts.
- Pylon signage available with great visibility.
- Wichita bus route stop at 21st and Amidon.
- Neighborhood retailers include: Starbucks, Wendy's, Arby's, Pizza Hut, Dillons, Walmart, Planet Fitness, Aldi, McDonald's, and Chipotle.

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION 12,871 68,841 177,518

MEDIAN AGE 38.2 36.4 35.3

AVG. HH. INCOME \$85,451 \$69,137 \$74,344

TRAFFIC COUNTS

21ST & AMIDON 36,436 VPD



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ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Licensed Member of the Reece & Nichols Alliance, Inc.
COMMERCIAL DIVISION

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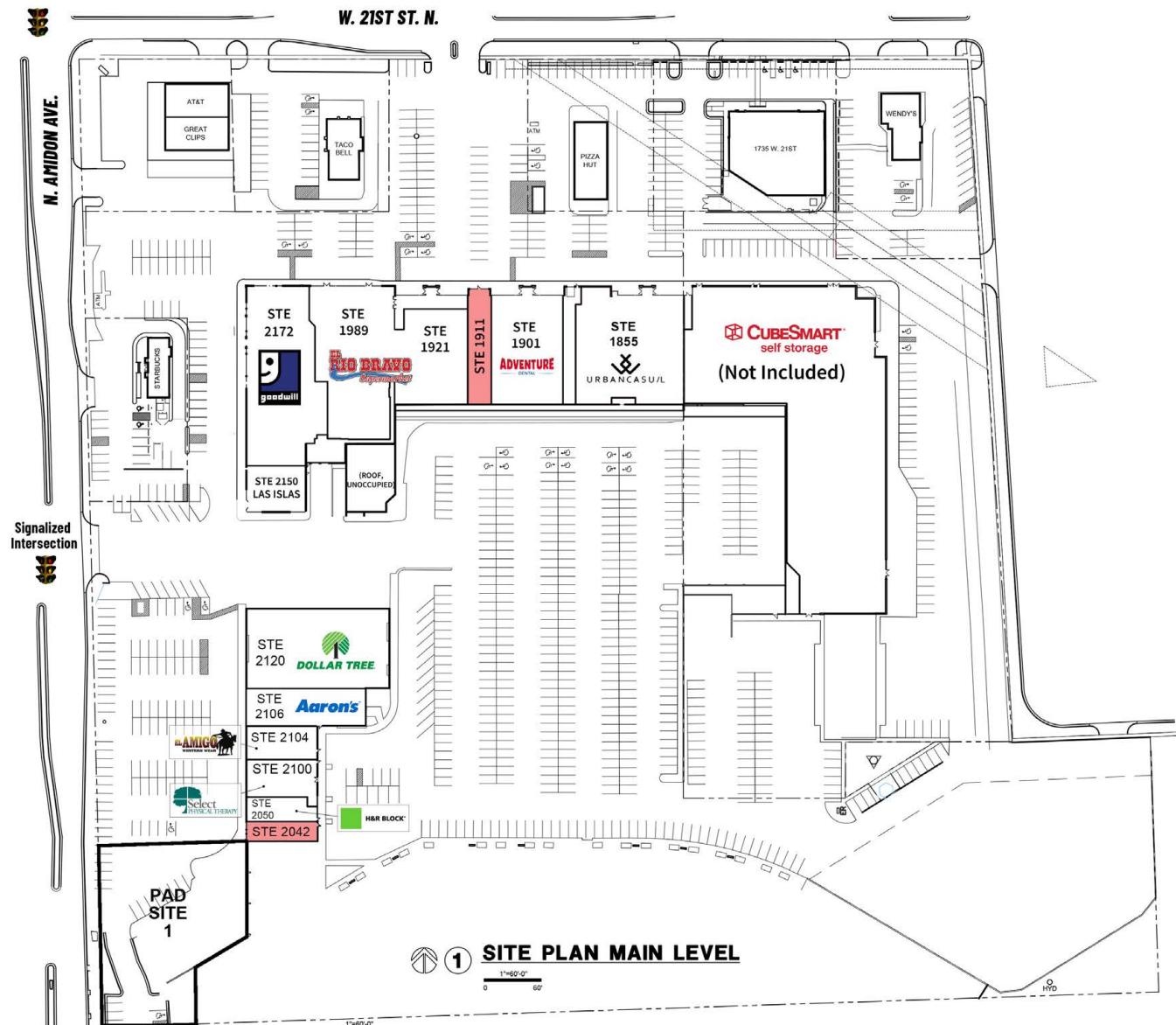
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NORTH BUILDING – MAIN LEVEL

SUITE	AVAILABLE	LEASE RATE
1911	2,934 SF	\$7.00/SF, NNN

SOUTH BUILDING – MAIN LEVEL

SUITE	AVAILABLE	LEASE RATE:
2042	1,500 SF	\$7.00/SF, NNN



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NORTH BUILDING – LOWER LEVEL

SUITE	AVAILABLE	LEASE RATE
1929	21,740 SF	Contact Broker
1969	6,581 - 53,359 SF	Contact Broker
1969-48	7,677 SF	Contact Broker
1969-50	3,823 SF	Contact Broker
1969-51	3,326 SF	Contact Broker
1969-52	10,212 SF	Contact Broker

SOUTH BUILDING – LOWER LEVEL

SUITE	AVAILABLE	LEASE RATE
2014	16,575 SF	Contact Broker
2015	2,765 SF	Contact Broker
2016	2,982 SF	Contact Broker



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