

FOR LEASE · \$15.50/RSF NNN · MOVE-IN READY

Ridgewood Medical Building

RIDGEWOOD MEDICAL BUILDING

Suite 220 — Medical Office

4013 N. Ridge Road · Wichita, Kansas 67205

±3,282

RENTABLE SF

\$15.50

PER RSF · NNN

Now

AVAILABLE

SUITE OVERVIEW

A finished medical suite, ready on day one

Suite 220 is a newly built-out, second-floor medical office in the Ridgewood Medical Building on Wichita’s northwest side. The layout is already in place — exam rooms with sinks, a lab, a prep room, consult and office space, and a bright front lobby — so a practice can move in without the time and cost of a build-out — a saving of roughly \$100–\$180 per square foot against building one from scratch today.

- New finishes throughout: LVP flooring, LED lay-in lighting, fresh paint and trim
- 4 exam rooms with sinks, plus prep room and lab
- Reception with check-in counter and a daylight-filled waiting area
- Large consult room, private office and staff break room with kitchenette
- Two in-suite restrooms and three storage rooms
- Two-story medical building with a two-story glass lobby and monument signage
- Surrounded by established medical users and new retail along N. Ridge Rd.



Suite	220 (Second Floor)
Rentable Area	±3,282 RSF (2,900 SF usable)
Condition	New medical build-out
Term	Negotiable · 3–10 years
Availability	Immediate
Rental Rate	\$15.50 / RSF, NNN
Lease Structure	NNN — plus operating expenses
Building Size	±32,063 SF · 2 stories
Parking	213 surface spaces

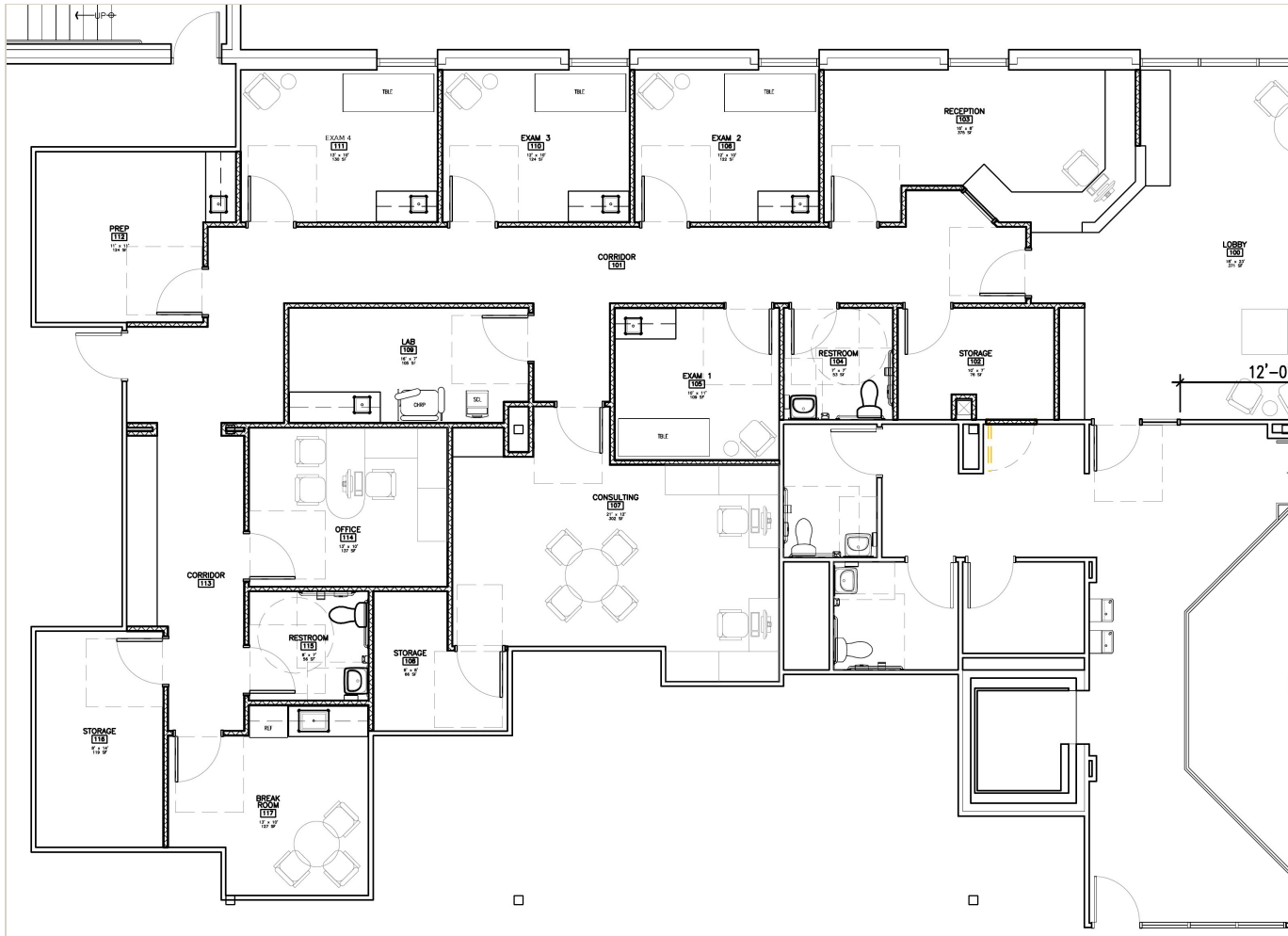
INSIDE SUITE 220

Finished, furnished-ready interiors



FLOOR PLAN

Suite 220 layout



Lobby / Waiting	371 SF
Reception / Check-In	Counter
Consulting	302 SF
Office	137 SF
Exam Rooms (4)	109–130 SF ea.
Prep	124 SF
Lab	105 SF
Break Room	127 SF
Restrooms (2)	53 / 56 SF
Storage (3)	66–119 SF

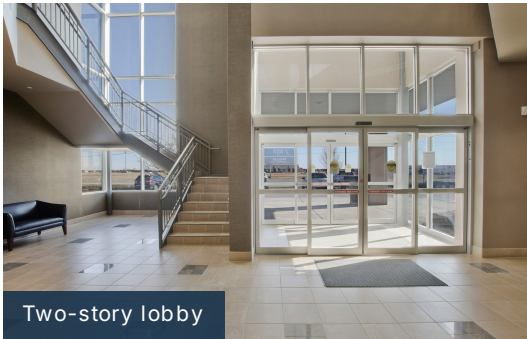
Room areas are taken from the architect's design drawing (Alloy Architecture, Project 21227). Plan is for illustration only, not to scale; as-built conditions may vary. Rentable area is approximate and subject to BOMA measurement.

THE BUILDING

Ridgewood Medical Building



Aerial view · N. Ridge Road frontage



Two-story lobby



Main entry

A professional, medical-focused building with a covered entry, glass-wrapped lobby and abundant surface parking — an easy, accessible visit for patients.

Address	4013 N. Ridge Rd., Wichita, KS 67205
Building Type	Medical office
Building Size	±32,063 SF
Stories	Two
Year Built	2006
Parking	213 surface spaces, marked accessible stalls at entries
Signage	Building and monument signage
Access	N. Ridge Rd. with quick access to K-96
Neighbors	Surgery center, specialty medical and dental practices, QuikTrip and retail

DEMOGRAPHICS

One of Wichita's highest-income trade areas

\$121,245

Median household income, ZIP 67205 — about 88% above the Wichita city median

\$144,001

Average household income, ZIP 67205

663,809

Wichita metro population (2025 Census estimate)

\$5.2B

Health care & social assistance revenue, Sedgwick County (2022)

Metric	ZIP 67205	Wichita	Sedgwick Co.
Population	20,098	397,945	538,433*
Median Household Income	\$121,245	\$64,620	\$69,365
Per Capita Income	\$52,023	—	\$37,825
Median Age	43.2	35.7	—
Median Home Value	\$314,200	—	\$203,300
Owner-Occupied Housing	78%	—	—
Bachelor's Degree or Higher	—	—	32.1%
Age 65+	—	—	17.5%

*Sedgwick County population is the July 1, 2025 Census estimate (up 2.8% from 523,824 in the 2020 Census).

Sources: U.S. Census Bureau American Community Survey 2020–2024 5-year estimates (via IncomeByZipCode.com, Kansas-Demographics.com and Census QuickFacts); Census Bureau Vintage 2025 population estimates (QuickFacts; FRED series WICPOP); ZIP 67205 home value and owner-occupancy from UnitedStatesZipCodes.org (most recent ACS). Figures are believed reliable but not guaranteed.

Median household income



The site draws from established northwest Wichita neighborhoods with older, higher-income households — a strong fit for elective, specialty and wellness care.

SCHEDULE A TOUR

Suite 220 is ready now.

±3,282 RSF at \$15.50/RSF NNN. Call or email to walk the space, get the full economics, or talk through how the layout fits your practice.

LEASING CONTACT

Walter Benavides

PPM · Premier Property Management

316-312-8811

walterb@ppmwichita.com



The information in this brochure was obtained from sources believed reliable, but it is not guaranteed and is subject to errors, omissions, change of price or terms, prior lease, or withdrawal without notice. Square footages are approximate. Prospective tenants should independently verify all information, including zoning, permitted use and suitability for their practice.