



DOWNTOWN OFFICE BUILDING

FOR SALE/LEASE 238 N. MEAD ST., WICHITA, KS 67202

SALE PRICE CONTACT BROKER

LEASE RATE \$14.00-\$16.00/SF

ESTIMATED NNN \$3.94/SF

SITE SIZE 16,904± SF

BUILDING SIZE 26,400 RSF

AVAILABLE SF 26,400 RSF

YEAR BUILT 1916

DISTRICT OLD TOWN (OT-0)

2025 TAXES

GENERALS: \$95,496.28 | SPECIALS: \$60.00

PROPERTY HIGHLIGHTS

- Lease with purchase option available.
- Prime Old Town Location surrounded by professional office users, dining, retail, and entertainment.
- Spacious and versatile building with approximately 26,400 RSF of adaptable space ready to fit your business requirements.
- Historic charm meets modern opportunity! Built in 1916, offering unique architectural character in a thriving district but features modern finishes to compliment any end user.
- Within walking distance to Wichita Biomedical CampusSM, an approximately 471,000 sq. ft., \$300 million health sciences facility located in the heart of downtown Wichita.
- Area neighbors include:

McCOWNGORDON
CONSTRUCTION

SHELDEN
ARCHITECTURE



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES



POPULATION 11,472 113,973 229,776



AVG. HH INCOME \$54,526 \$63,460 \$71,360



MEDIAN AGE 31.9 32.9 33.6

TRAFFIC COUNTS



2ND ST. & WASHINGTON 17,199 VPD



Whitney Vliet Ward
316-292-3900
wward@weigand.com

Christi Royse, CCIM
316-292-3919
croyse@weigand.com

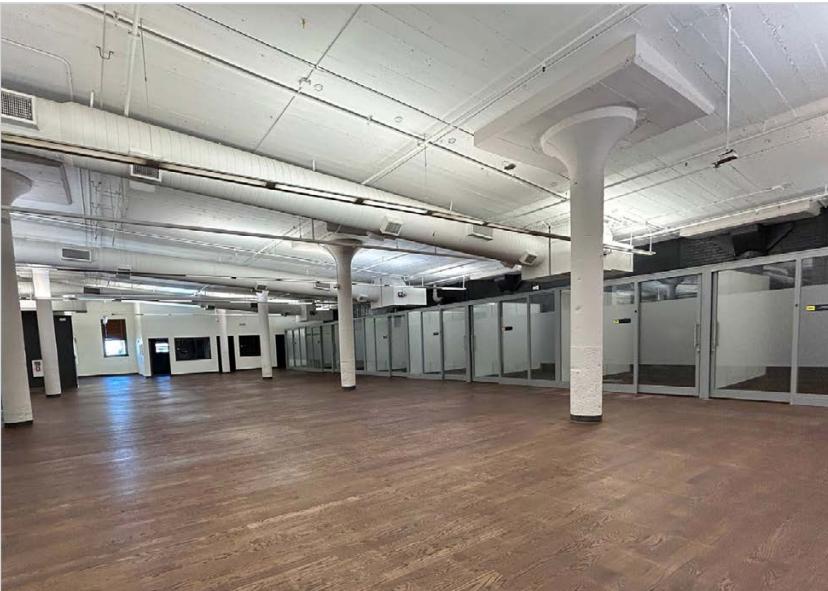
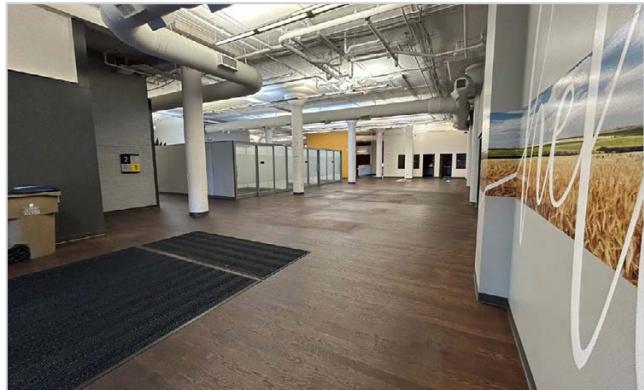
Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

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WEIGAND
COMMERCIAL

INTERIOR PHOTOS

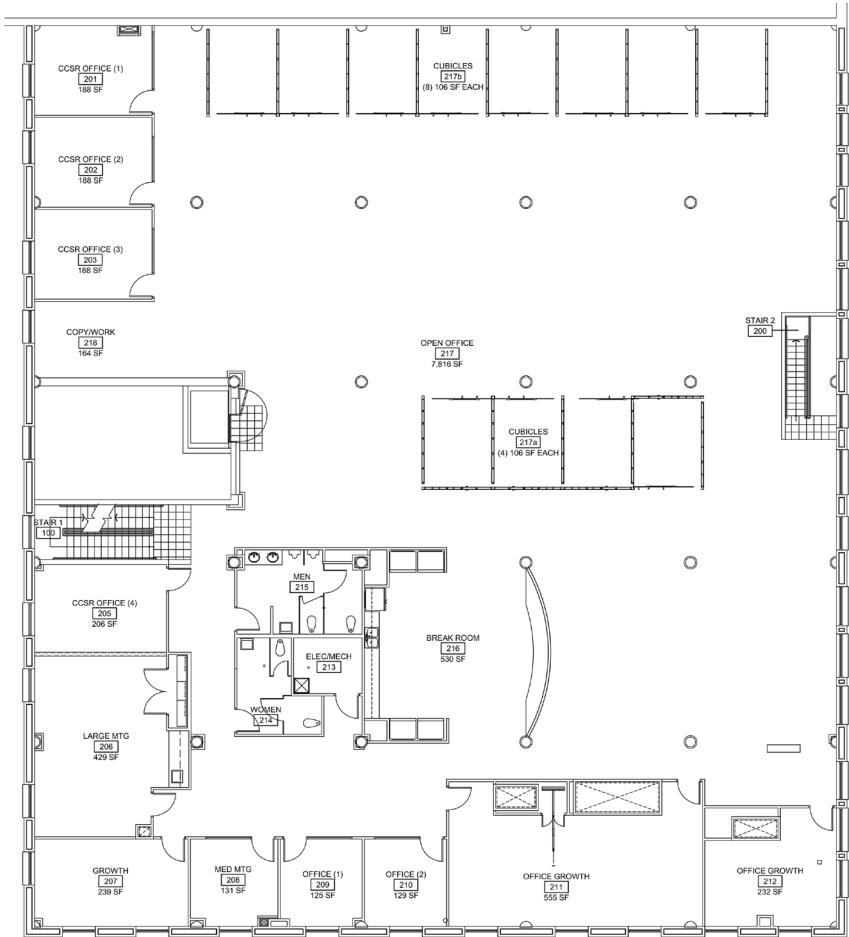
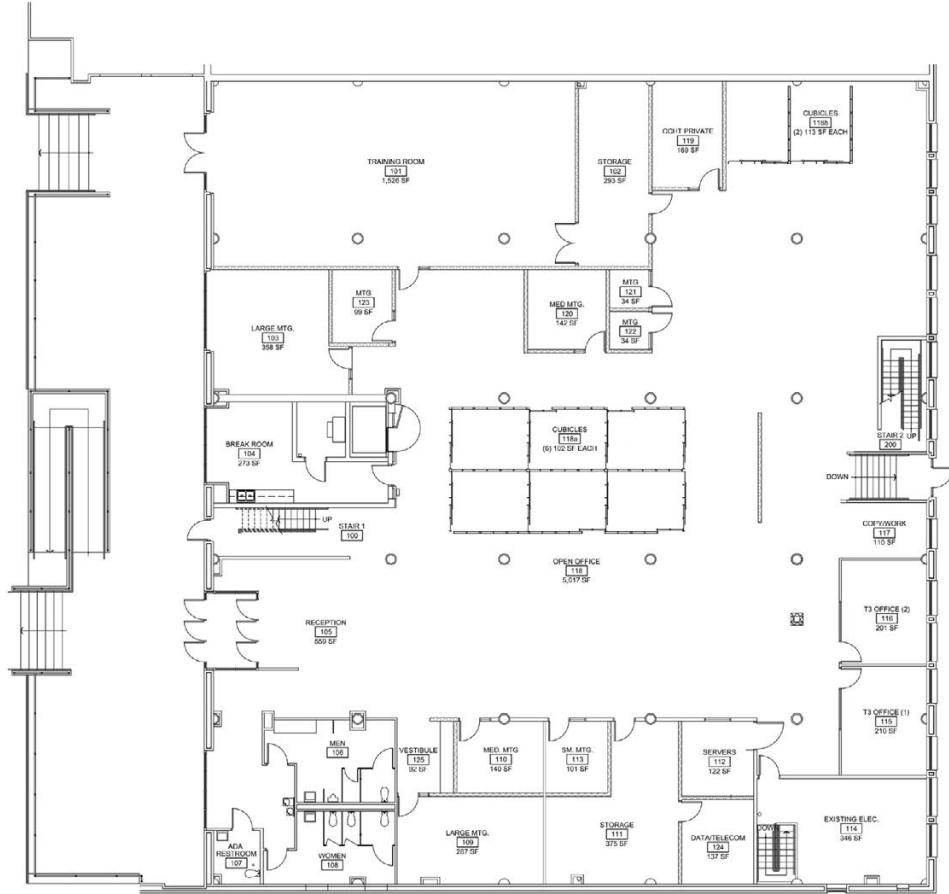


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FLOOR PLANS



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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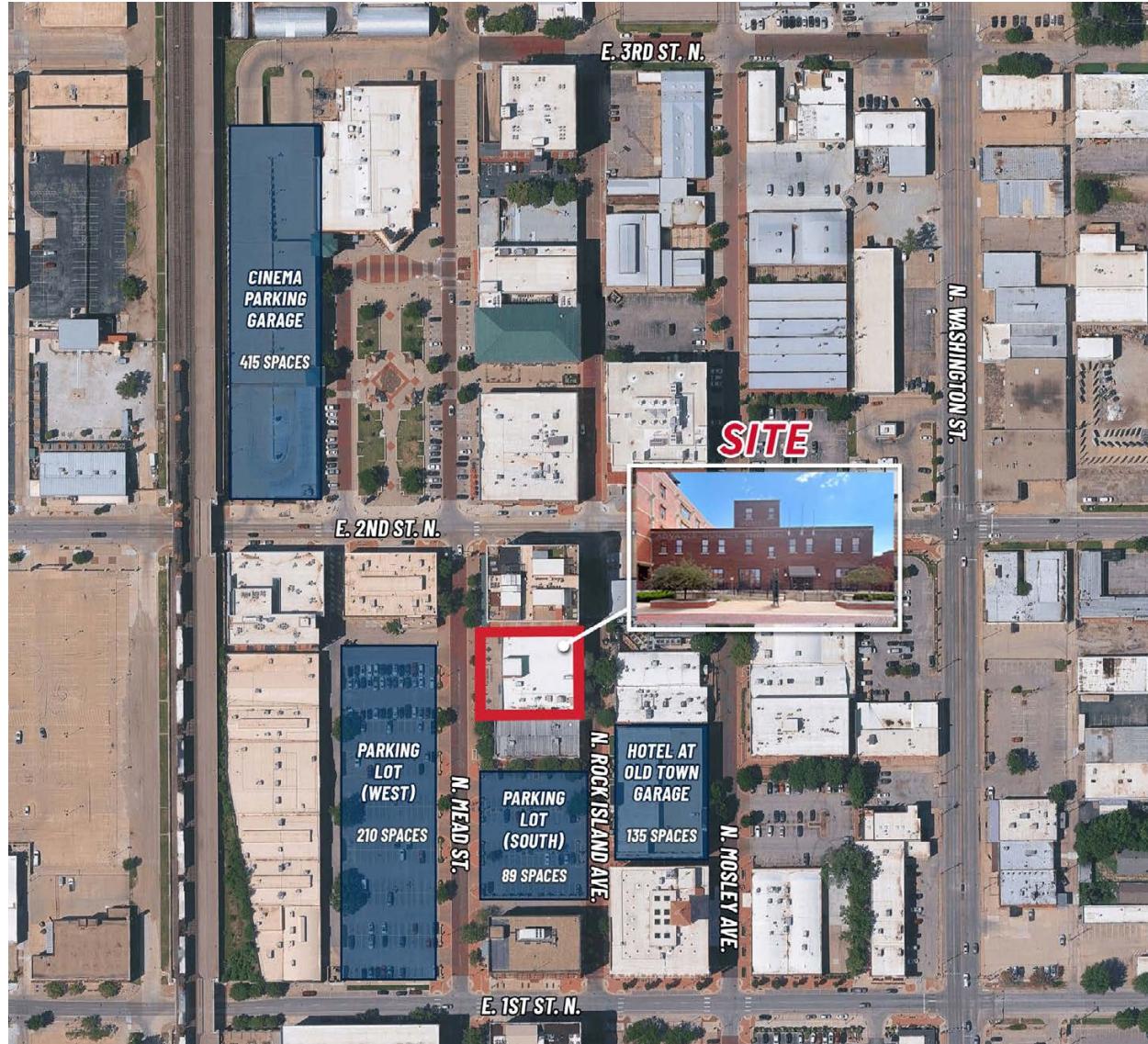
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DOWNTOWN PARKING MAP



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AERIAL VIEW



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