



# 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 Campus<sup>SM</sup>, an approximately 471,000 sq. ft., \$300 million health sciences facility located in the heart of downtown Wichita.
- Area neighbors include: **McCOWN GORDON** CONSTRUCTION, **SHELDEN** ARCHITECTURE, **PUMPHOUSE**

### 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



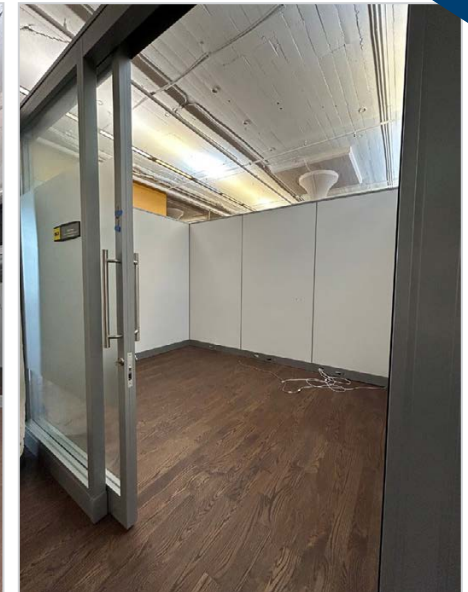
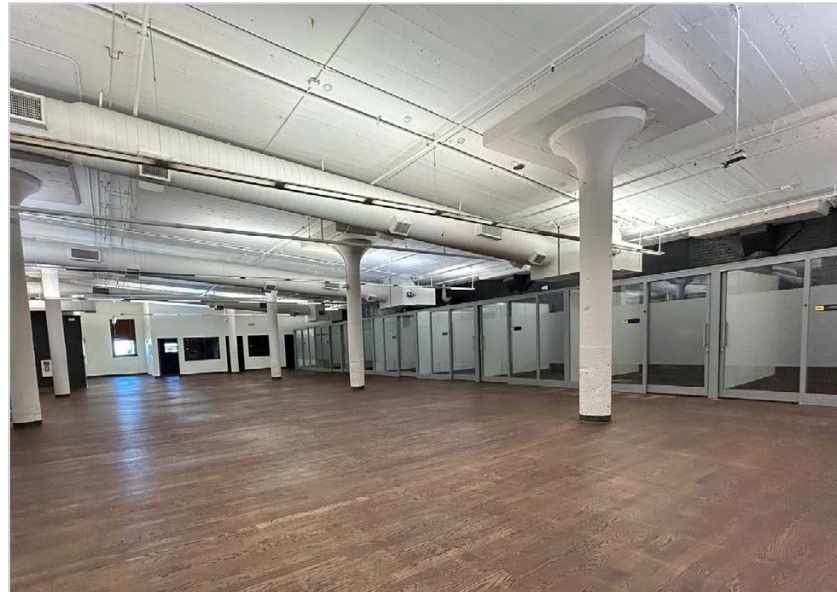
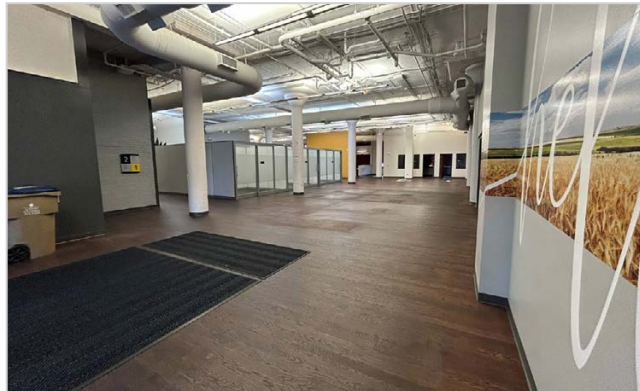


# DOWNTOWN OFFICE BUILDING

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

**WEIGAND**  
COMMERCIAL

## INTERIOR PHOTOS

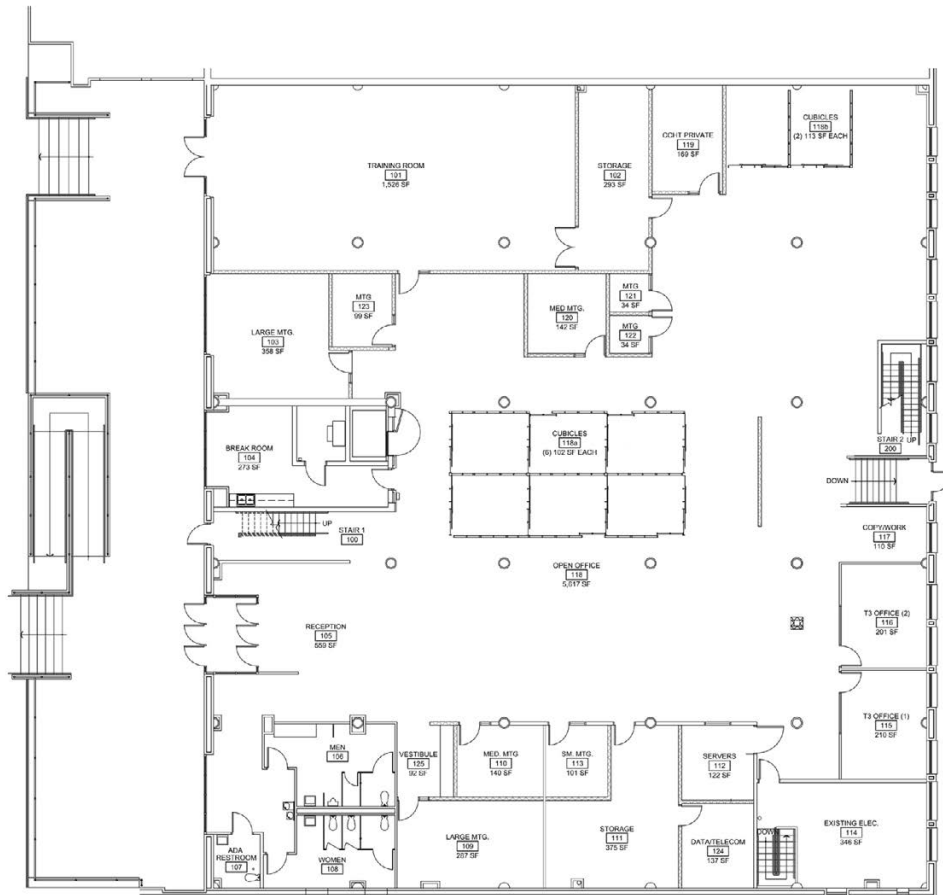


Whitney Vliet Ward  
316-292-3900  
wward@weigand.com

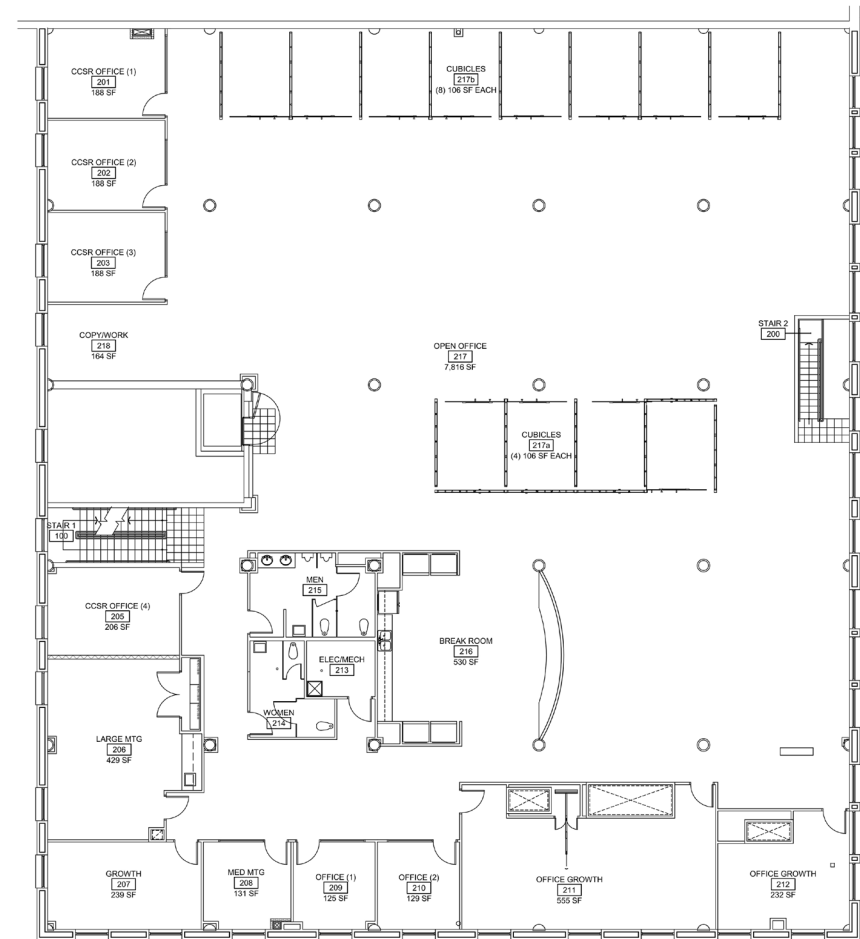
Christi Royse, CCIM  
316-292-3919  
croyse@weigand.com

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

## FLOOR PLANS



**FIRST FLOOR**



**SECOND FLOOR**

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.



**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

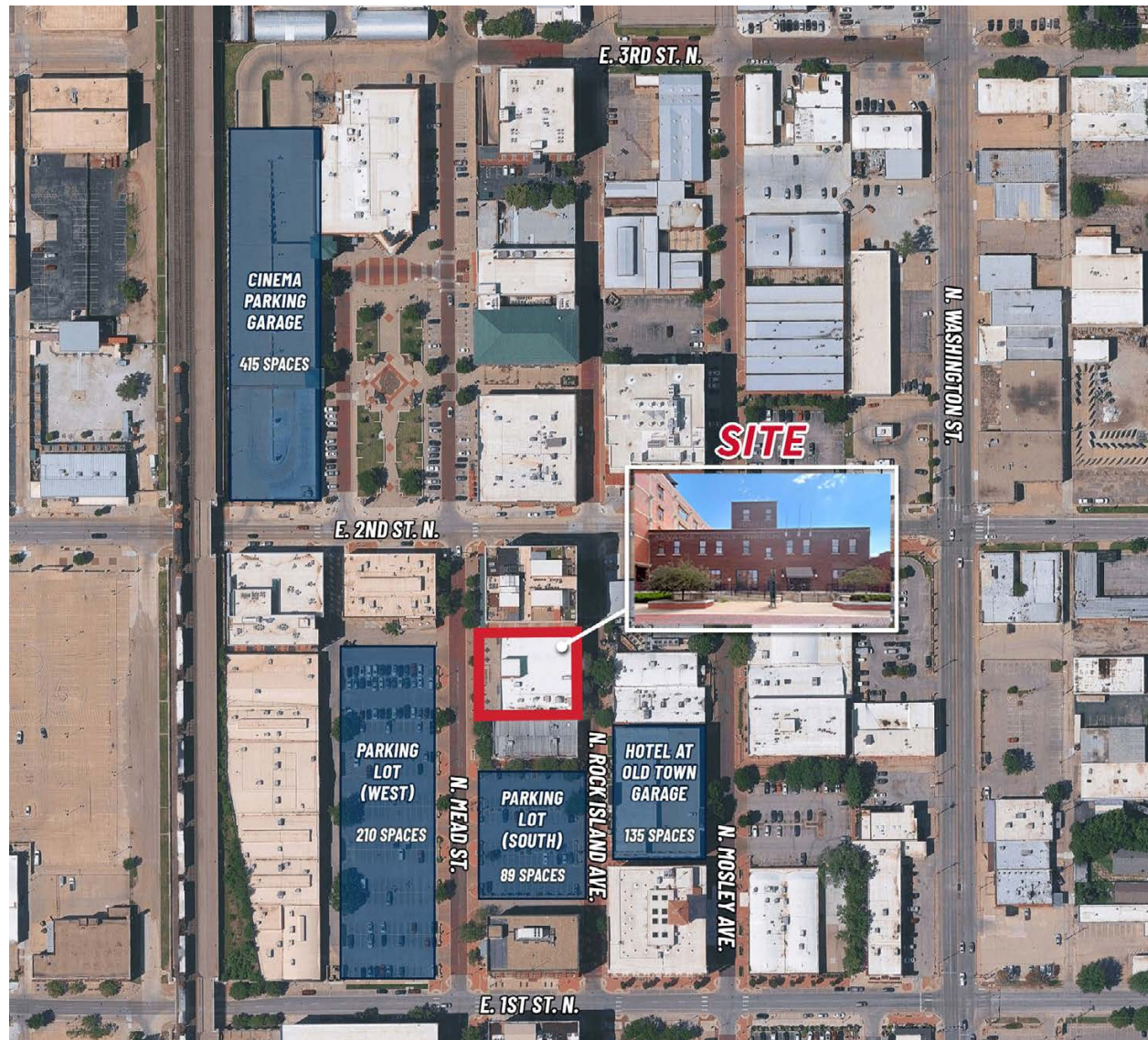


# DOWNTOWN OFFICE BUILDING

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

**WEIGAND**  
COMMERCIAL

## DOWNTOWN PARKING MAP



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.



**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



# DOWNTOWN OFFICE BUILDING

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

**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



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