

# NORTHWEST WICHITA OFFICE

FOR LEASE 2118 N. TYLER RD., WICHITA, KS 67212

**WEIGAND**  
COMMERCIAL

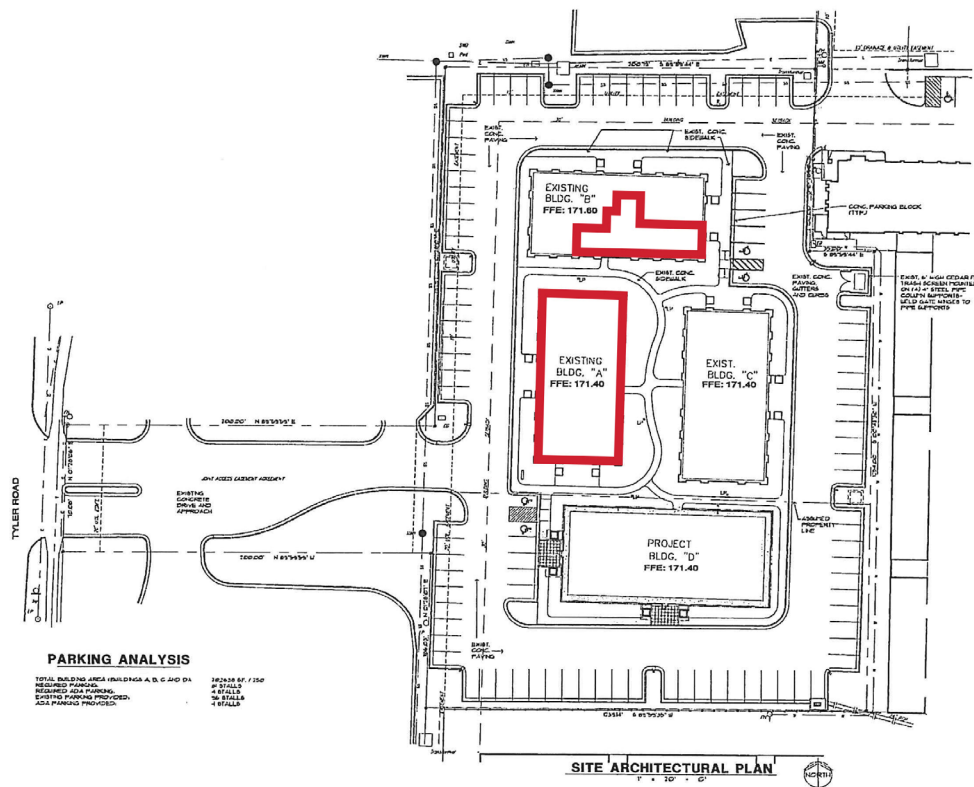


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**Weigand Real Estate - Commercial**

Office: 316-262-6400

[Weigand.com](http://Weigand.com)



Rare vacancy in executive west office park located near 21st and Tyler.

### AVAILABLE SUITES

BUILDING A (ALL)	4,608 RSF
BUILDING B	1,330 RSF

### PARKING

AMPLE DOOR SIDE PARKING

### DEMOGRAPHICS



POPULATION

12,443

66,322

128,343



AVG. HH INCOME

\$110,269

\$110,361

\$101,374



MEDIAN AGE

40.5

40.1

38.6

### COMPLEX TENANTS INCLUDE:



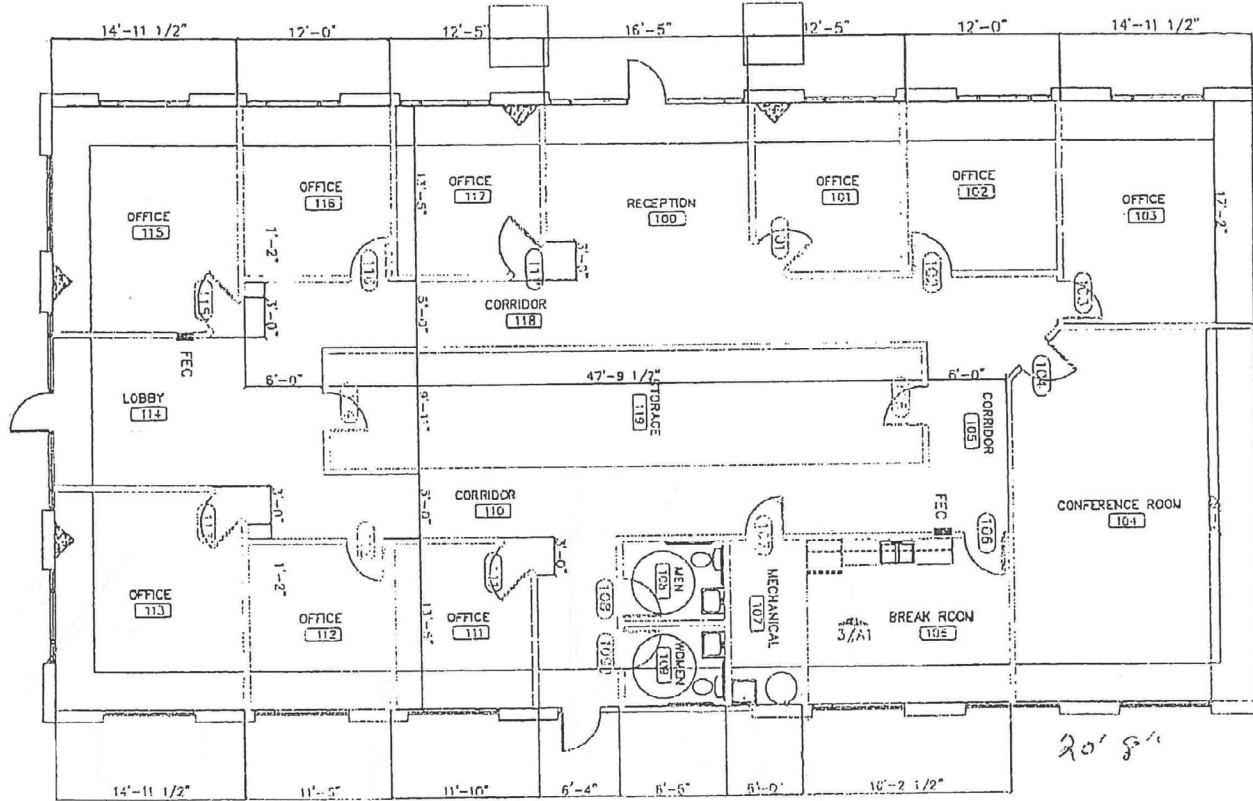
### AREA NEIGHBORS INCLUDE:





**BUILDING A: 4,608 SF AVAILABLE**

**FRONT DOOR (WEST)**



**BACK DOOR (EAST)**

**BUILDING A**

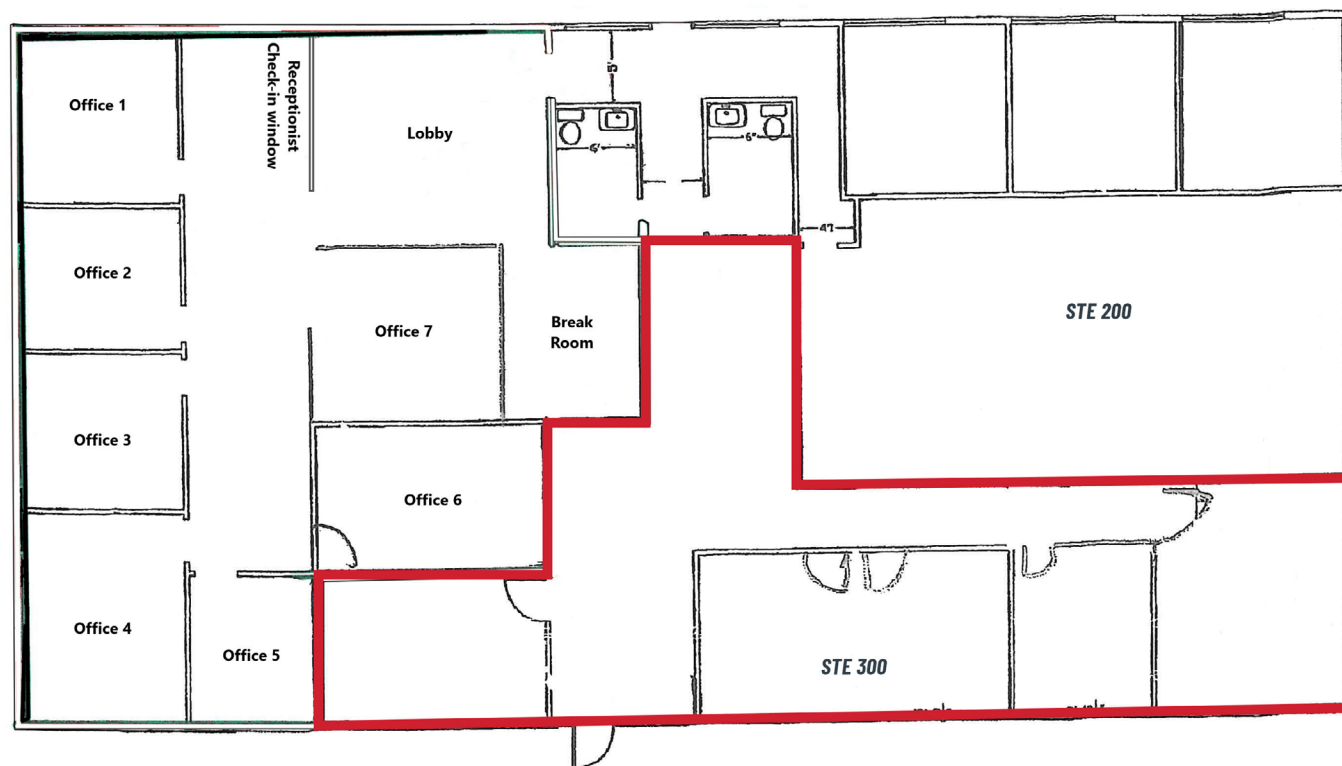
**LEASE RATE: CONTACT BROKER, NNN**

**HIGHLIGHTS**

- Rare vacancy in executive west office park located near 21st and Tyler.
- Close to multiple restaurants & retail.
- Full office building with multiple private offices, a conference room, break room, lobby and reception area.
- Ample door side parking available.
- Signage available on the pole signs facing 21st and Tyler.

**BUILDING B: 1,330 SF AVAILABLE**

2118 N. Tyler  
Building B.



**SUITE 300**

**LEASE RATE:** CONTACT BROKER, NNN

**HIGHLIGHTS**

- Rare vacancy in executive west office park located near 21st and Tyler.
- Close to multiple restaurants & retail.
- Executive dual office set up with common area amenities.
- Ample door side parking available.
- Signage available on the pole signs facing 21st and Tyler.



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## AERIAL VIEW



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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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