



DOWNTOWN OFFICE SPACE

FOR LEASE 230 N. MOSLEY AVE., WICHITA, KS 67202

LEASE RATE
SUITE D \$2,600/MO., NNN

ESTIMATED NNN \$4.00/SF

AVAILABLE SF
SUITE D 2,000 RSF

YEAR BUILT 1927

DISTRICT OLD TOWN (OT-0)

2025 TAXES
GENERALS: \$43,363.42
SPECIALS: \$100.00

PROPERTY HIGHLIGHTS

- Prime Old Town Location surrounded by professional office users, dining, retail, and entertainment.
- Spacious and versatile building ready to fit your business requirements.
- Historic charm meets modern opportunity! Built in 1927, offering unique architectural character in a thriving district but features modern finishes to complement any end user.
- Within walking distance to Wichita Biomedical CampusSM, an approximately 471,000 sf, \$300 million health sciences facility located in the heart of downtown Wichita.
- Area neighbors include:



DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

POPULATION	10,312	113,032	228,514
AVG. HH INCOME	\$57,044	\$63,850	\$71,743
MEDIAN AGE	32.1	32.9	33.7

TRAFFIC COUNTS

2ND ST. & WASHINGTON	17,199 VPD
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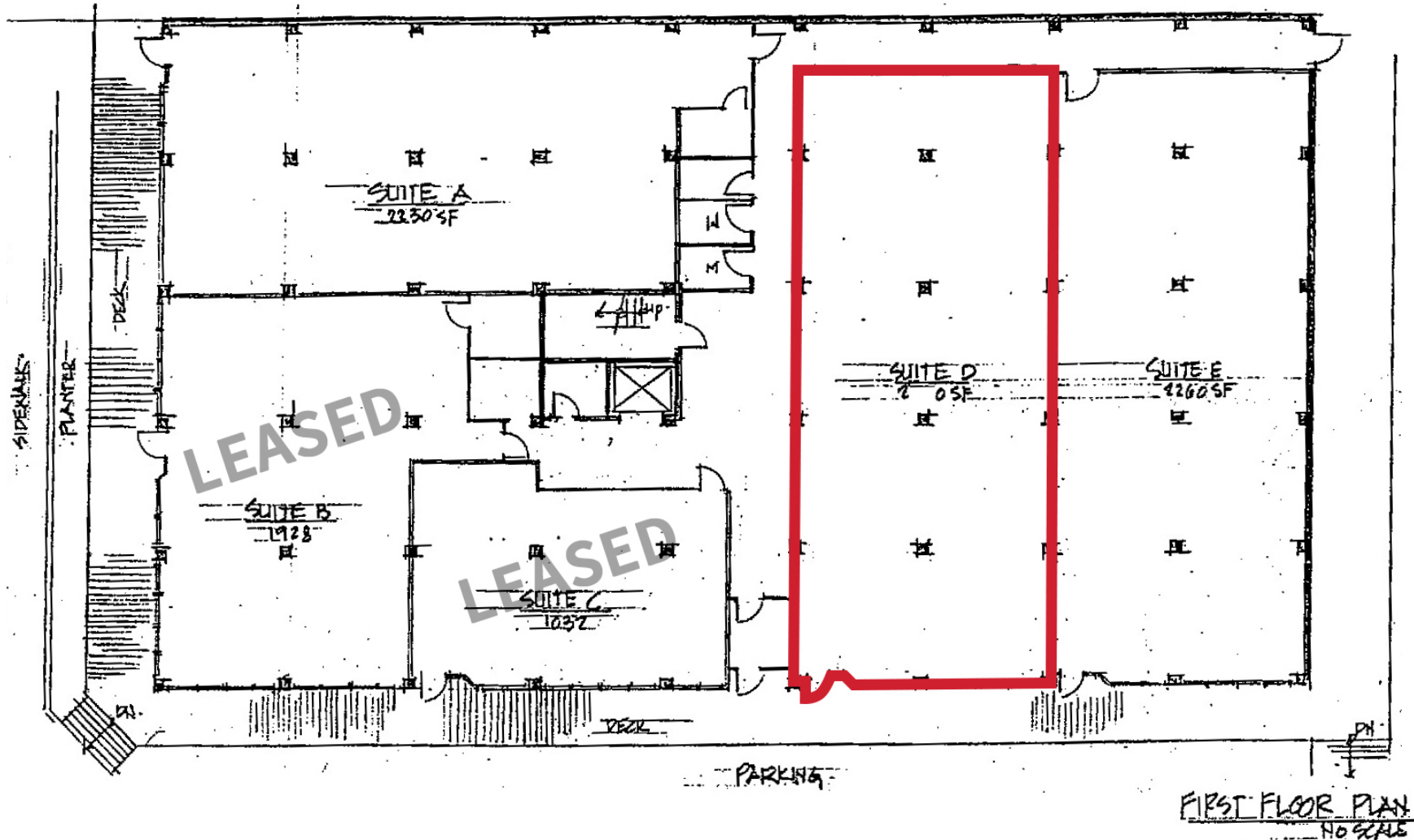
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FLOOR PLAN



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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DOWNTOWN PARKING MAP



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AERIAL VIEW



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