



CLASS A OFFICE BUILDING FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

SEE VIDEO



AVAILABLE SF 3,051 - 11,770 SF

LEASE RATE \$28.00/SF, NNN

ESTIMATED NETS TBD

PARKING Approx. 115 spaces
(7 handicap)

ZONING Limited Commercial

PROPERTY HIGHLIGHTS

- Premier Class A office space at 21st and Webb Road with excellent visibility and accessibility.
- Located within the Webb Road medical corridor, ideal for healthcare and professional services.
- Second floor rooftop terrace with a newly designed kitchenette and bar, providing a distinctive venue for meetings, events, and collaborative work.
- Close to Bradley Fair, Wichita's destination for upscale dining and retail.
- Join area tenants:



	TENANT	SUITE SIZE	AVAILABILITY
1ST FLOOR	TENANT A	2,700± SF	LEASED
	TENANT B1	2,282± SF	LEASED
	TENANT B2	3,319± SF	AVAILABLE
	TENANT C	3,099± SF	AVAILABLE
	TENANT D	2,845± SF	LEASED
2ND FLOOR	TENANT E	4,376± SF	AVAILABLE
	TENANT F	3,051± SF	AVAILABLE
	TENANT G	4,343± SF	AVAILABLE



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

Morrie Sheets
316-644-5917
morries@reecenichols.com

Ben Suellentrop
316-765-5145
ben@reecenichols.com



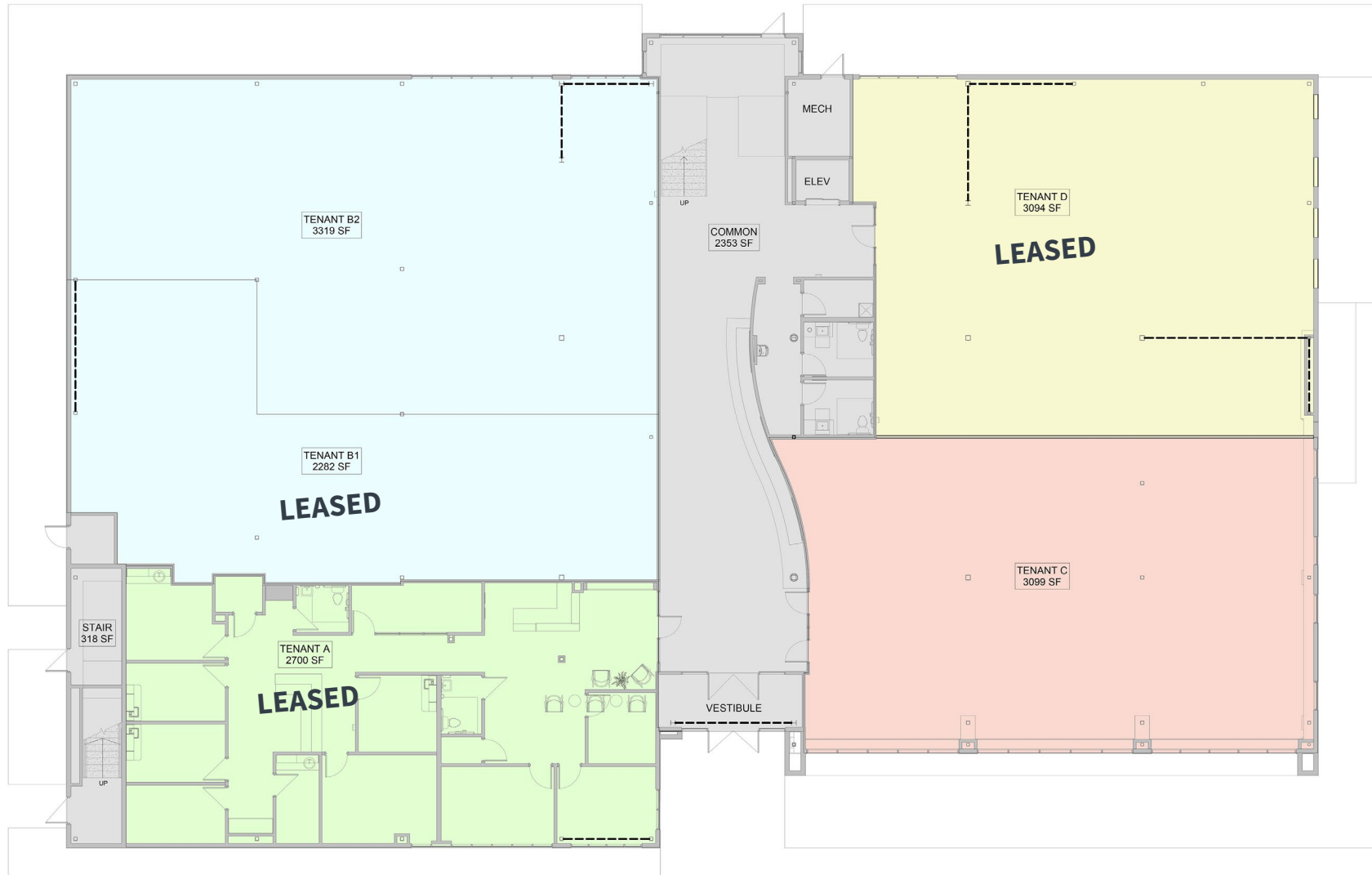
CLASS A OFFICE BUILDING

FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

WEIGAND
COMMERCIAL

CONCEPTUAL PLAN - 1ST FLOOR

6,418 SF AVAILABLE



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
vward@weigand.com

Morrie Sheets
316-644-5917
morries@reecenichols.com

Ben Suellentrop
316-765-5145
ben@reecenichols.com

ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Companies, Inc.
COMMERCIAL DIVISION

CONCEPTUAL PLAN - 2ND FLOOR

11,770 SF AVAILABLE



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

Morrie Sheets
316-644-5917
morries@reecenichols.com

Ben Suellentrop
316-765-5145
ben@reecenichols.com



CLASS A OFFICE BUILDING FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

WEIGAND
COMMERCIAL

CONCEPTUAL RENDERINGS



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

Morrie Sheets
316-644-5917
morries@reecenichols.com

Ben Suellentrop
316-765-5145
ben@reecenichols.com

ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Revere & Nichols Companies, Inc.
COMMERCIAL DIVISION

CLASS A OFFICE BUILDING

FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

WEIGAND
COMMERCIAL

PROPERTY PHOTOS



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

Morrie Sheets
316-644-5917
morries@reecenichols.com

Ben Suellentrop
316-765-5145
ben@reecenichols.com

 **ReeceNichols**
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.
COMMERCIAL DIVISION

CLASS A OFFICE BUILDING FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

WEIGAND
COMMERCIAL

AERIAL VIEW



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

Morrie Sheets
316-644-5917
morries@reecenichols.com

Ben Suellentrop
316-765-5145
ben@reecenichols.com

ReeceNichols
SOUTH CENTRAL KANSAS
An Affiliated Equal Opportunity and Equal Housing Lender of the Rees & Nichols Companies, Inc.
COMMERCIAL DIVISION