



FREESTANDING CLASS A OFFICE

FOR SALE/LEASE 2420 N. WOODLAWN, BLDG. 500, WICHITA, KS 67220

SALE PRICE	Contact Broker
LEASE RATE	\$12.00/SF, NNN
BUILDING SF	9,731 SF
Ground Floor	7,650 SF
Basement	2,081 SF
YEAR BUILT	1998
2025 TAXES	General: \$36,375.29 Specials: \$120.00
ZONING	General Office

PROPERTY HIGHLIGHTS

- High quality single tenant building with back patio overlooking a pond.
- Located in NE Wichita near the Rock Rd. retail corridor & Bradley Fair.
- Ample onsite parking.
- Quiet surroundings.
- Perimeter offices with excellent natural light.



1.7 miles



3.2 miles



3.9 miles

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,897	70,140	166,691
AVG. HH INCOME	\$99,272	\$109,096	\$97,923
MEDIAN AGE	37.3	35.7	34.4

TRAFFIC COUNTS



WOODLAWN & MAINSGATE

22,678 VPD



Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial

Office: 316-262-6400

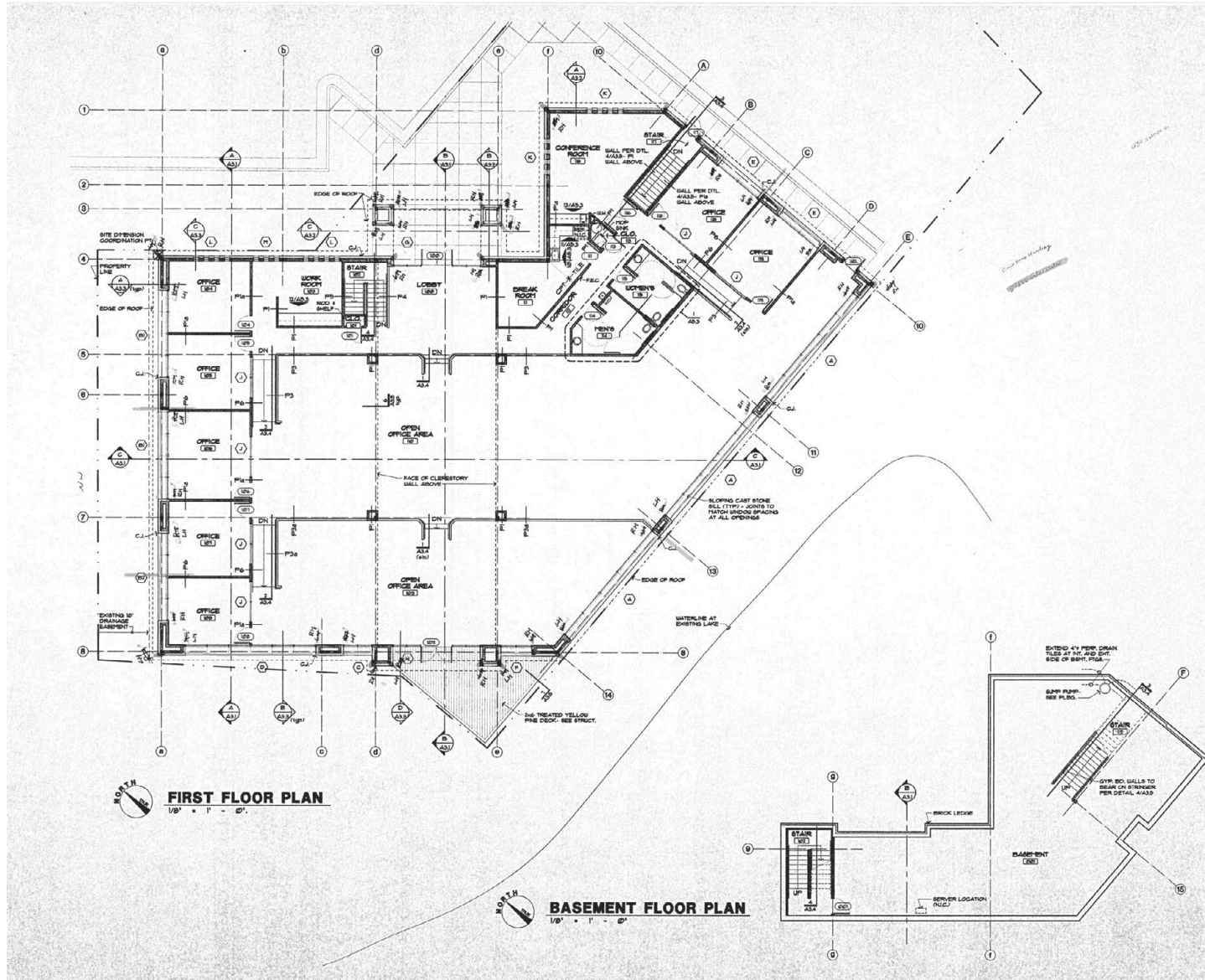
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WEIGAND
COMMERCIAL

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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AERIAL VIEW



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