



The Sumner Center Building

101-103 S Washington Ave, Wellington, KS 67152



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The Sumner Center Building

\$18.00 /SF/YR

Located in the heart of Wellington's historic downtown, The Sumner Center Building offers an open-concept second-floor office opportunity featuring 11-foot ceilings and abundant natural light. Tenants benefit from modern upgrades including fiber-optic internet with gigabit speeds, advanced energy-efficient heating and cooling systems, and a building class...

- Open second-floor layout with 11-foot ceilings and ample natural light.
- Served by new energy-efficient HVAC systems, advanced lighting, and gigabit internet.
- HUB Zone and Rural Opportunity Zone designation offers possible tax benefits.
- Convenient access to I-35, US Route 81, KS-160, and Wellington Municipal Airport (3 miles).
- Walkable historic downtown district near retail, dining, and cultural venues.
- On-site shared amenities include event space and co-working options.



| | |
|-------------------------|----------------------|
| Rental Rate: | \$18.00 /SF/YR |
| Property Type: | Office |
| Building Class: | B |
| Rentable Building Area: | 14,948 SF |
| Year Built: | 1953 |
| Walk Score ©: | 50 (Fairly friendly) |
| Taxes: | \$0.02 USD/SF/MO |
| Operating Expenses: | \$0.08 USD/SF/MO |
| Rental Rate Mo: | \$1.50 /SF/MO |

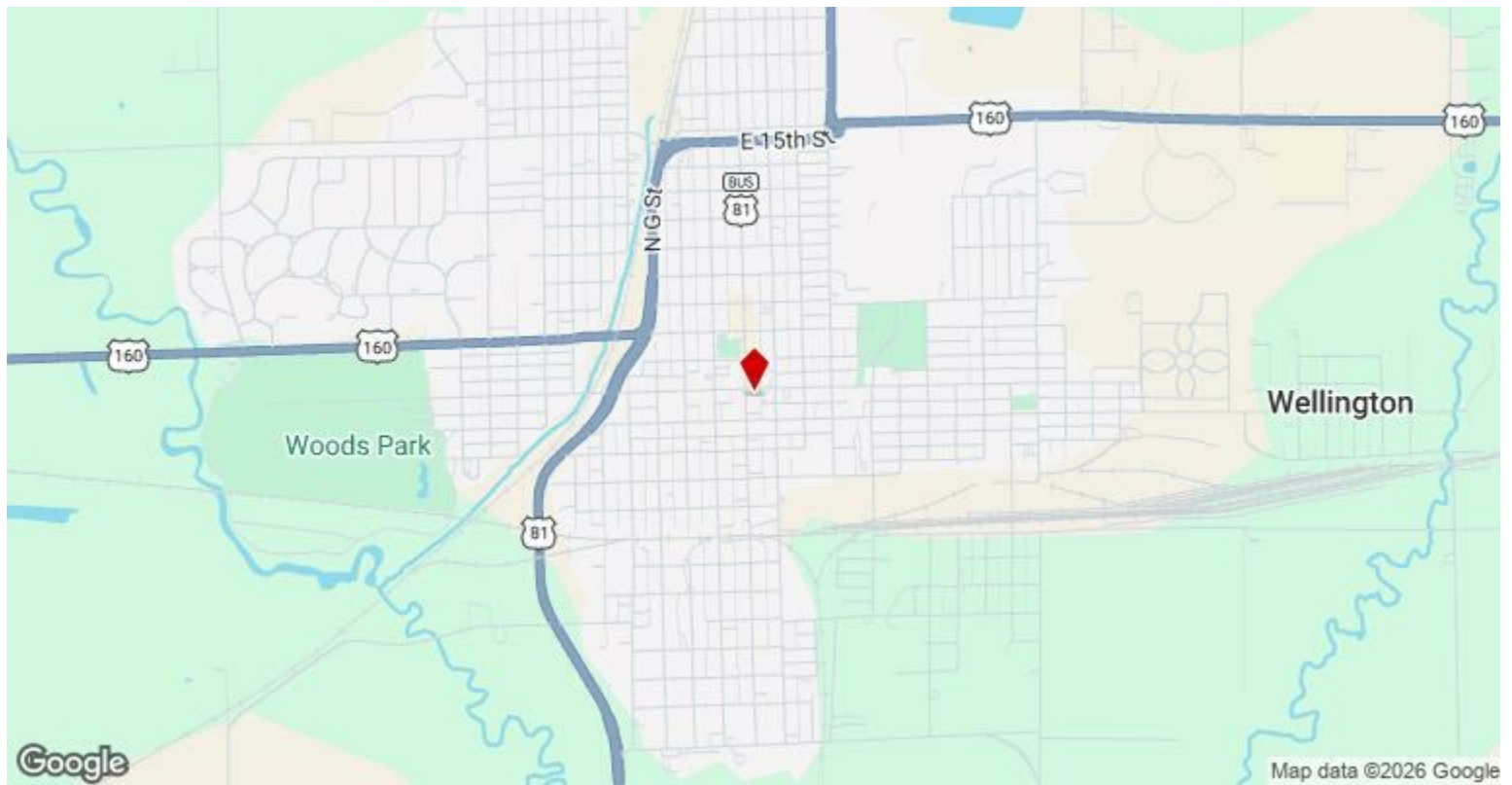
2nd Floor Ste 2nd Floor

| | |
|-----------------|------------------|
| Space Available | 5,246 SF |
| Rental Rate | \$18.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 3 - 5 Years |

Located in the heart of Wellington's historic downtown district, 103 S Washington Ave offers an opportunity to own commercial space in a walkable, business-friendly corridor. Washington Avenue serves as a key thoroughfare lined with retail, dining, and professional uses, making this property an adaptable investment for business operators or redevelopers aiming to capitalize on the city's emerging market potential. Build to suit limited upon request.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-------------------|-------------|---------------|
| Sumner Center LLC | - | |



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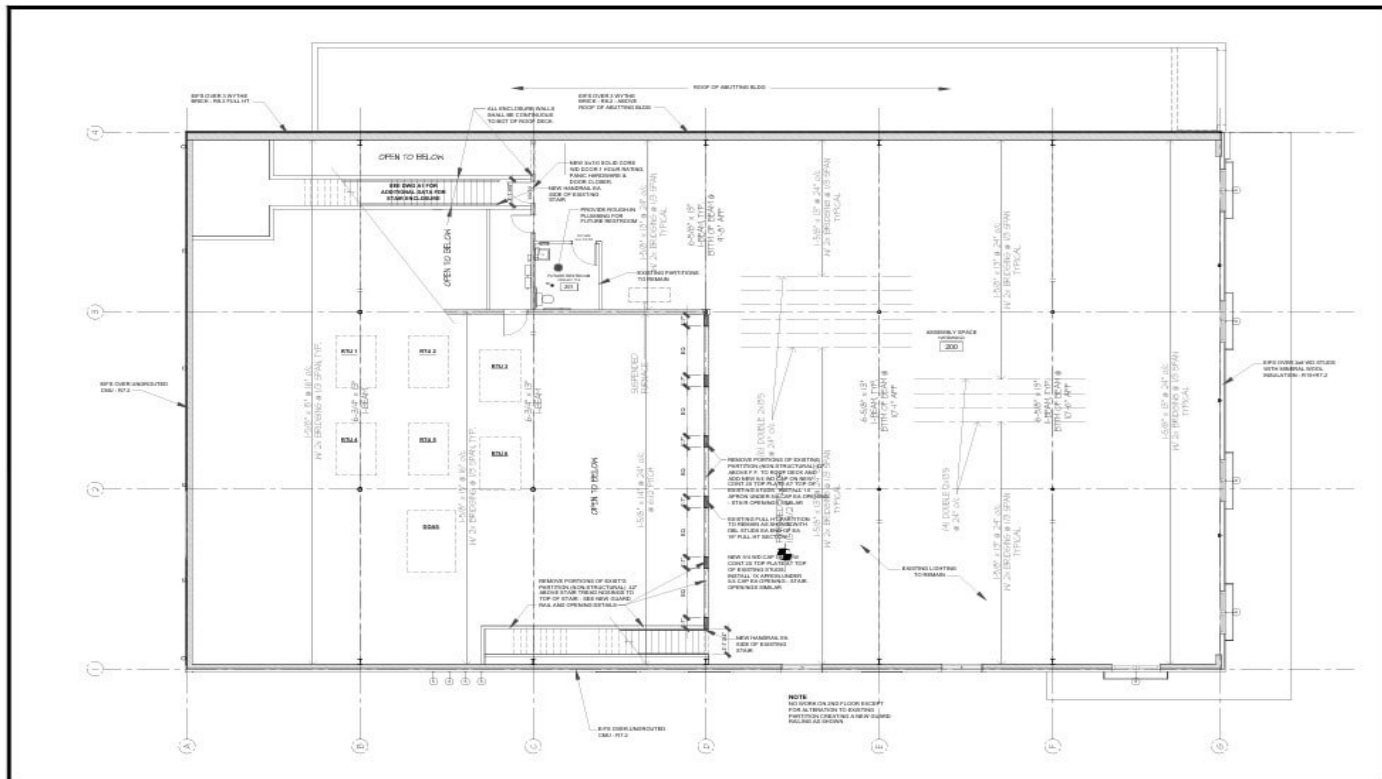
Positioned within a designated HUB Zone and Rural Opportunity Zone, this property presents potential tax incentives for qualifying businesses. The building boasts connectivity to I-35, US Route 81, and KS-160 for regional access, while the Wellington Municipal Airport is just three miles away for convenient travel.

Ideal for creative offices, professional services, or collaborative teams, the space offers flexible floor plans with build-to-suit options and access to co-working amenities and an event center on the first floor. Located in a walkable downtown environment, tenants enjoy proximity to dining, entertainment, and cultural attractions, all in an area experiencing ongoing revitalization.

Property Photos



Building Exterior NW Corner - Main Entrance - Evening Event



1 SECOND FLOOR PLAN



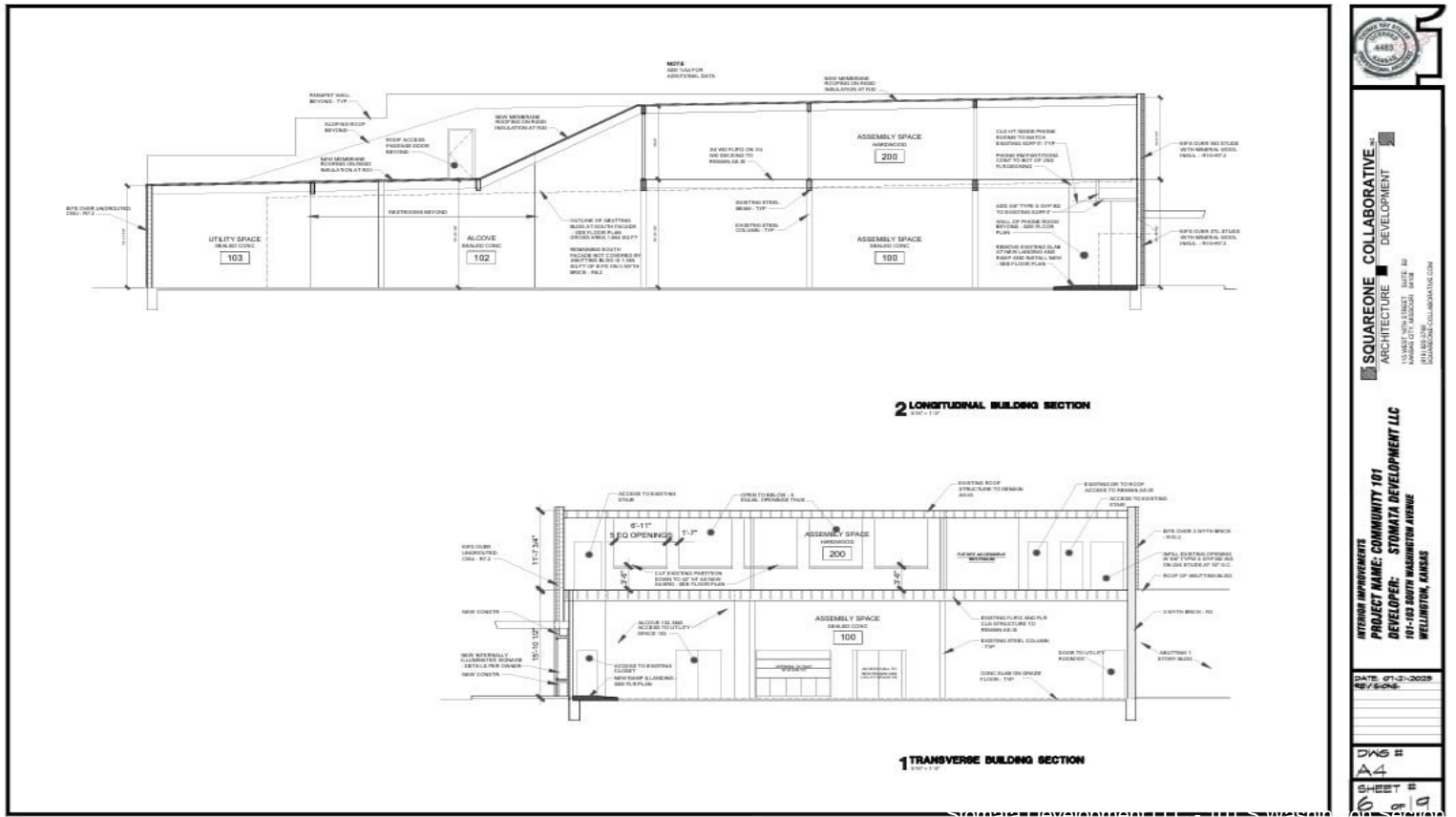
SQUAREONE COLLABORATIVE
ARCHITECTURE & DEVELOPMENT

PROJECT NAME: COMMUNITY 101
DEVELOPER: STOMATA DEVELOPMENT LLC
101-103 SOUTH WASHINGTON AVENUE
WELLINGTON, KANSAS

DATE: 07-21-2023
REV: NONE

DWG #
A2
SHEET #

Property Photos



Property Photos



2nd Floor - Top of Stairs - SW



2nd Floor - Top of Stairs - W by SW

Property Photos



2nd Floor - Top of Stairs - Due South



2nd Floor - NW Corner - View of Intersection of N Washington Ave and E Harvey - Security State Bank

Property Photos



2nd Floor - NW Corner - South by South East



2nd Floor - NW Corner - W View

Property Photos



2nd Floor - NW Corner - E SE View



2nd Floor - NW Corner - SE View

Property Photos



2nd Floor - NW Corner - South by South West



2nd Floor - SE Corner - West View

Property Photos



2nd Floor - SE Corner - W NW View



2nd Floor - SW Corner - N NE View

Property Photos



Property Photos



2nd Floor - W SW View

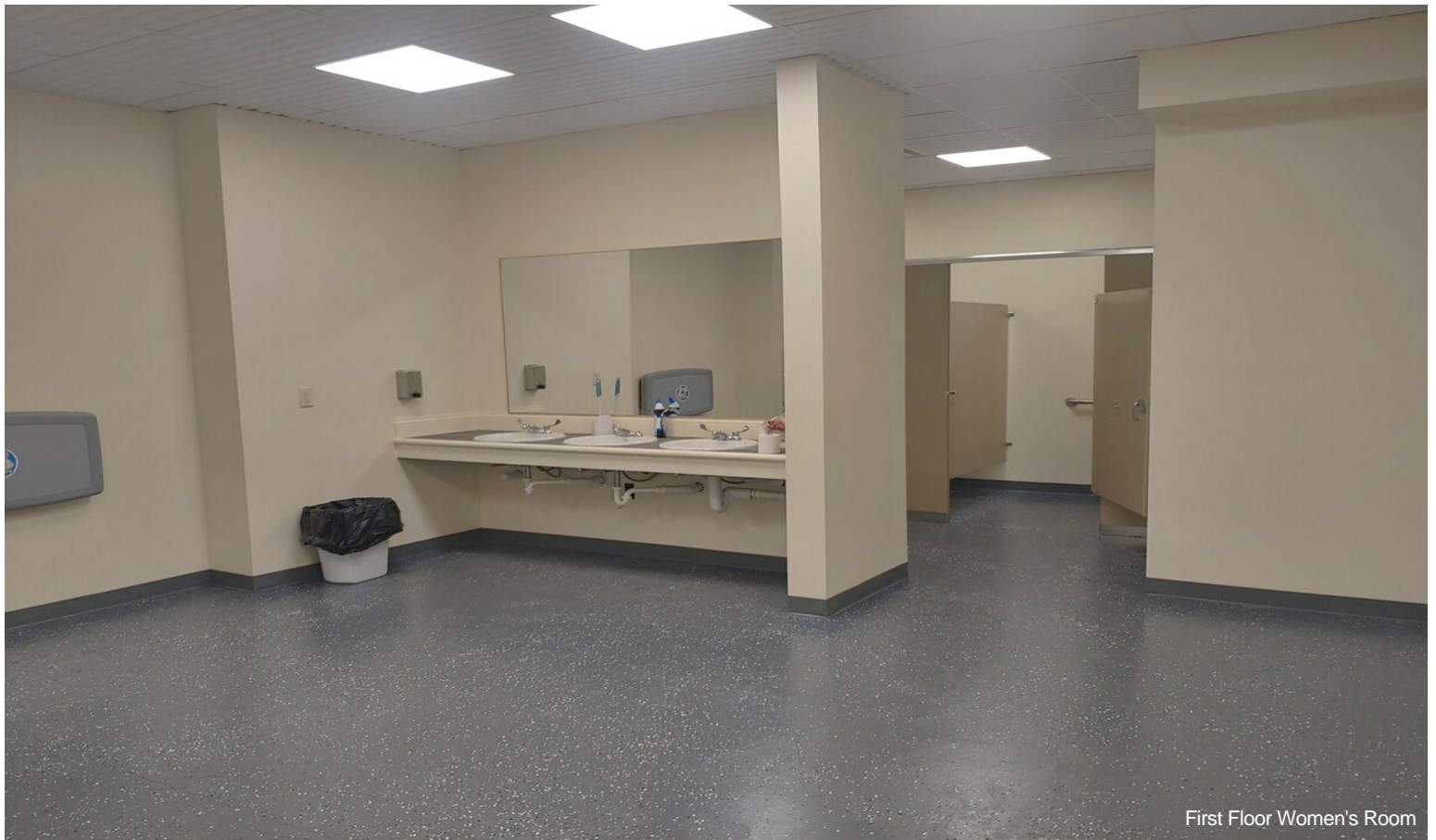


2nd Floor - W NW View

Property Photos



2nd Floor - SE Corner - W View



First Floor Women's Room

Property Photos

