



LANDMARK  
COMMERCIAL

# OFFICE SPACE FOR LEASE/SALE

7340 W 21ST ST NORTH, WICHITA, KS

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All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.



# PROPERTY SUMMARY

LEASE RATE	\$16 PSF
SALE PRICE	\$2,850,000
BUILDING SIZE	34,754 SF
LOT SIZE	3.17 Acres
ZONING	Limited Commercial
TAXES	\$74,140.91

## SUITES

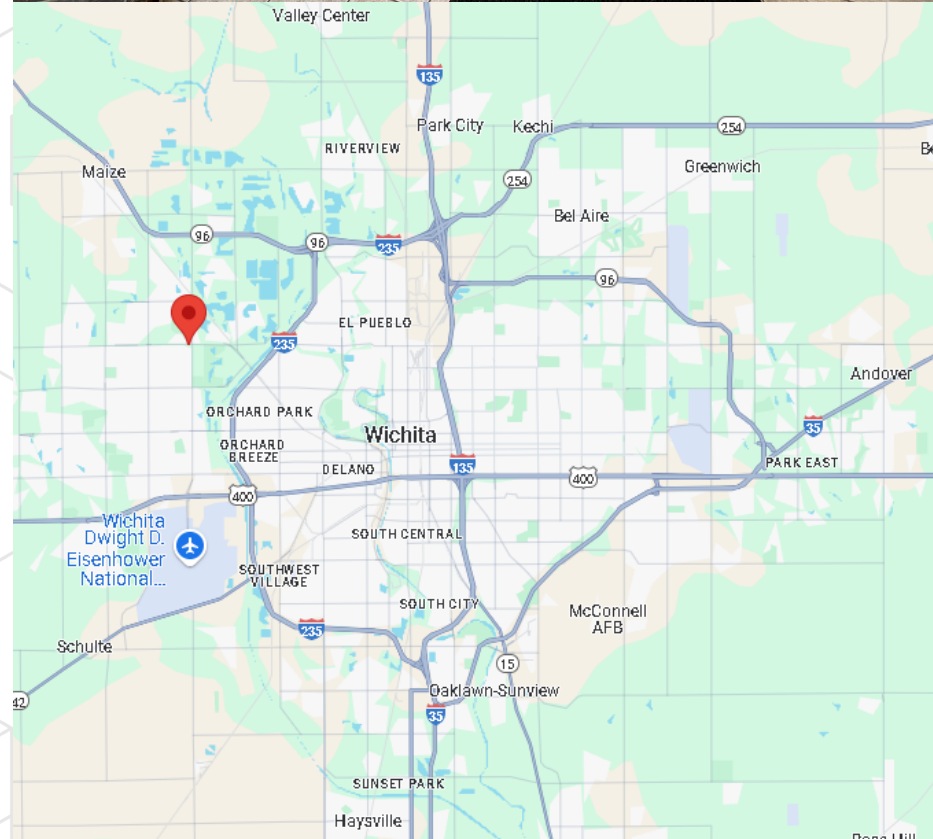
- **Suite 102** - 1189 SF:
  - Currently 2 large offices plus reception
  - Can be leased seperately or demised further
- ~~Suite 104~~ - 1625 SF: **LEASED**
  - Currently 5 offices, reception area, kitchen/break room, conference room and open work space, file room
- **Suite 106** - 962 SF:
  - Large office w/kitchen area plus reception room
  - Can be demised
- **Suite 107** - 130 SF

## HIGHLIGHTS

- Northwest Wichita spaces available for general office or small medical professionals
- Signage on Ridge Rd
- Large parking lot
- Potential to demise or combine spaces
- Some suites have Reflection Ridge golf course view
- Building Tenants: Premier Physical Therapy, Rick Drees Agency, Sunoco, Spectrum, Janus RX, Strata Insurance

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,312	66,285	141,189
HOUSEHOLDS	2,405	26,985	56,817
AVG HH INCOME	\$145,457	\$101,550	\$93,560





# SUITE 102 - 1189 SF





# SUITE 106 - 962 SF





# AERIAL







## LANDMARK COMMERCIAL REAL ESTATE

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For More Information

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## ABOUT LANDMARK

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