

Class A River-Front Office Space

245 North Waco, Wichita, Kansas



PROPERTY HIGHLIGHTS

- 10,986 Rentable Sq. Ft. Available for Sub-Lease
- Panoramic River-Front View with Exclusive 1,200 Sq. Ft. Patio with Multiple Entry Points
- Prominent Class-A Office Building with Timeless Architecture
- Ample Parking
- Modern Common Area Fitness Center, Conference Room, Lounge/Recreational Areas, and In-House Cafe

SPACE HIGHLIGHTS

- Combination of private offices and Bull-Pen Space
 - 13 (+/-) Offices, Two Conference Rooms, Large Kitchen/Break Room, Dedicated Server Room, Large Centralized Open Workspace
- Adjacent 4,129 Sq. Ft. Space Available to Possibly Combine to 15,115 Sq. Ft. Available
- Abundant Natural Light – Windows Wrap Three Sides of Suite
- Modern Finishes
- Itemized List of Like-New Cubicles and FF&E Upon Request



For more information please contact:

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Building Lobby



Common Area Lounge & Recreation Room



Fitness Facility



Onsite Café

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Suite Entry Looking over Three-Story Atrium



Centralized Open Workspace Surrounded by Perimeter Offices



Break Room with River View



Private Patio



Actual Photo of 1,100 SF Exclusive Patio Panoramic View of Arkansas River

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Private Riverfront Patio Area

SUITE 300
10,986 RSF

COMMON
LOBBY