

# JLL RUSSELL

4078 N HOOVER CT, SUITE 200 WICHITA, KS 67205

# FOR LEASE

New Build Industrial Showroom Warehouse



## Features

- Brand-New Construction - Modern industrial loft
- Climate-controlled throughout the entire 4,400 SF.
- Offered at \$19.00/SF NNN with estimated expenses
- Office with Private Balcony - Includes a stylish upstairs office space with its own balcony.
- Features on-building signage for excellent exposure.
- Three Restrooms - Conveniently equipped for staff and guests.
- Sleek finishes with open showroom warehouse feel.
- Vacant and ready for occupancy.
- Ideal NW Wichita Location - Positioned in a growing commercial corridor.
- Flexible Usage - Perfect for showroom, office, or hybrid users

## Units Available

SPACE	SIZE (SF)	LEASE RATE
4078 hoover ct	4,400 SF	\$19.00 SF/yr



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Each office independently owned and operated.

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