

# NORTHEAST OFFICE SPACE

FOR LEASE 2121 N. WEBB ROAD, WICHITA, KS 67206



**LEASE RATE** \$25.00/SF, NNN

**AVAILABLE SPACE** 6,347 SF

**BUILDING SIZE** 7,559 SF

**SITE SIZE** 60,317 SF (1.38± ACRES)

**YEAR BUILT/REMODELED** 2003/2017

**PARKING** 87 SPACES

## TRAFFIC COUNTS

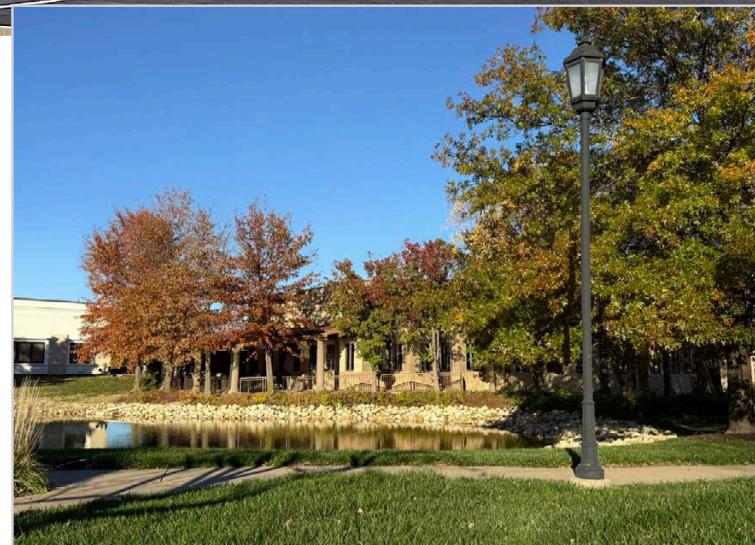


20,105 VPD ALONG 21ST ST. NORTH

18,344 VPD ALONG WEBB ROAD

## PROPERTY HIGHLIGHTS

- Class A office space available for lease in one of the premier office parks in northeast Wichita.
- Conveniently located near the intersection of 21st and Webb Road with easy access to Hwy. K-96 and a plethora of shopping and dining options in close proximity.
- Beautiful lake views with a covered outdoor patio.
- Updated finishes throughout.
- Building signage available.



Offered exclusively by:

**Christi Royse, CCIM**

316-292-3919 | croyse@weigand.com

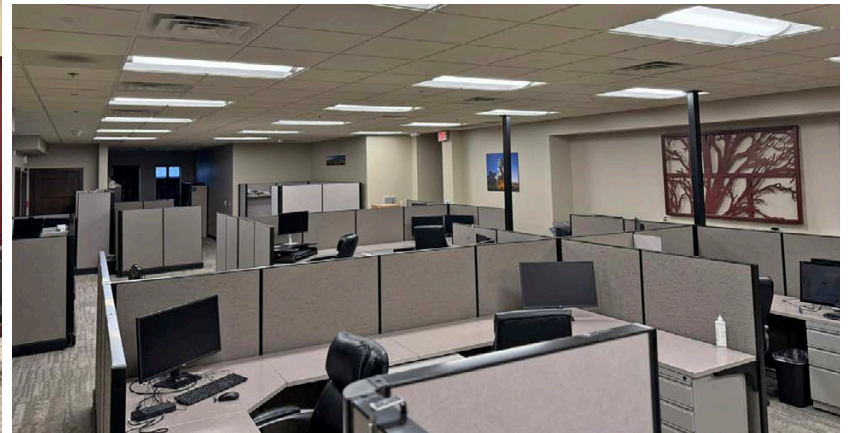
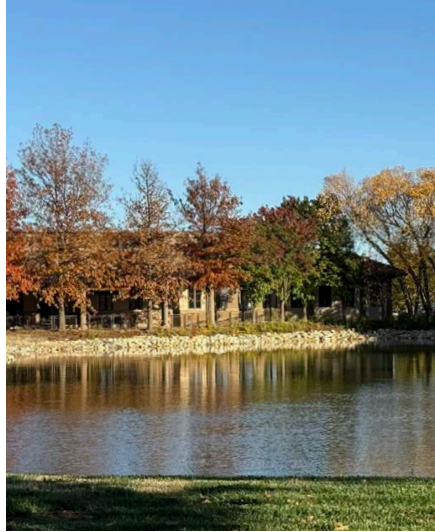
**Whitney Vliet Ward**

316-292-3900 | wward@weigand.com

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## INTERIOR PHOTOS



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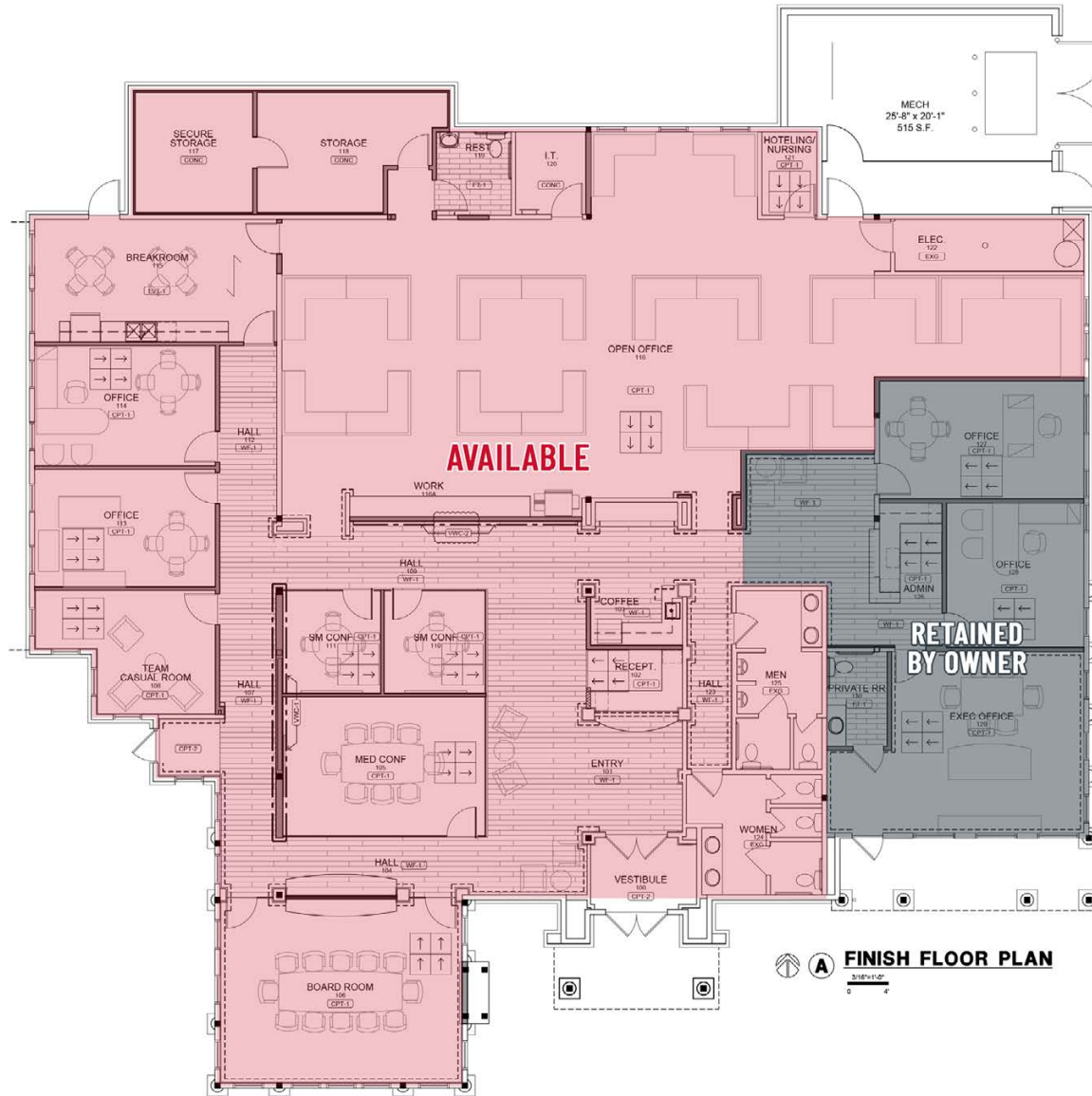
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## FLOOR PLAN



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## CLOSE-UP AERIAL



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## AREA BUSINESSES WITHIN 1 MILE



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