

# 811 E. Waterman – Wichita KS



## FOR SALE or LEASE

Sales Price \$8,500,000

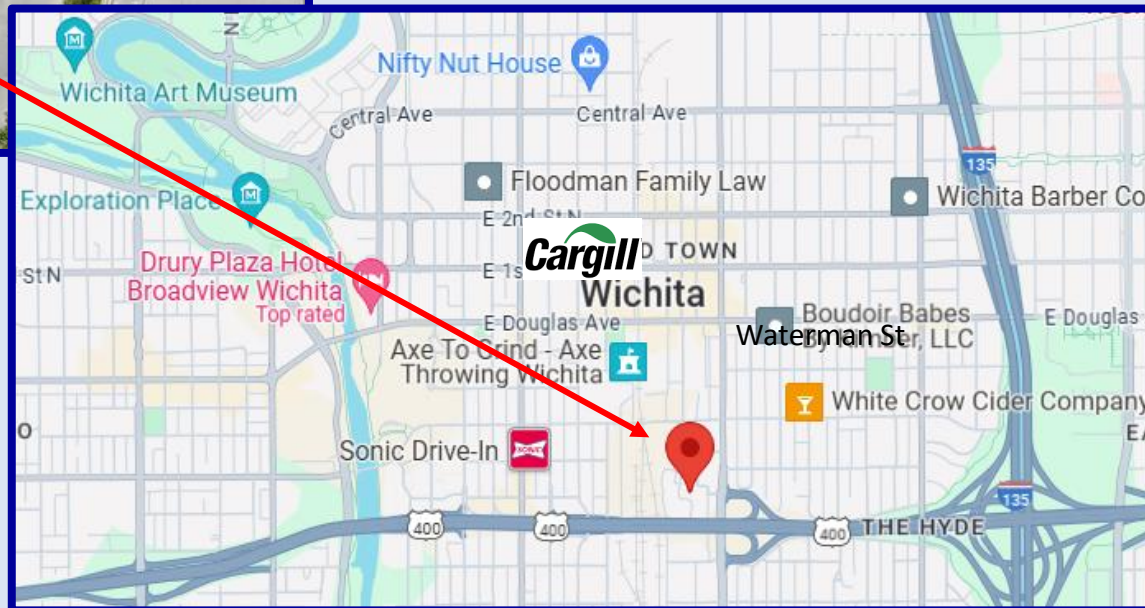
Lease Rate \$5.75 - \$8 psf NNN

Building can be divided

Office space available

***Building has been approved for  
Historical Tax Credit***

- ♦ 115, 670 SF building on 2.51 acres
- ♦ Dock high with 14'-15' ceiling
- ♦ On-site parking
- ♦ Located near I-135 & US 400
- ♦ Zoned Limited Industrial
- ♦ Near Cargill Headquarters  
INTRUST Bank Arena  
Future Biomedical Campus



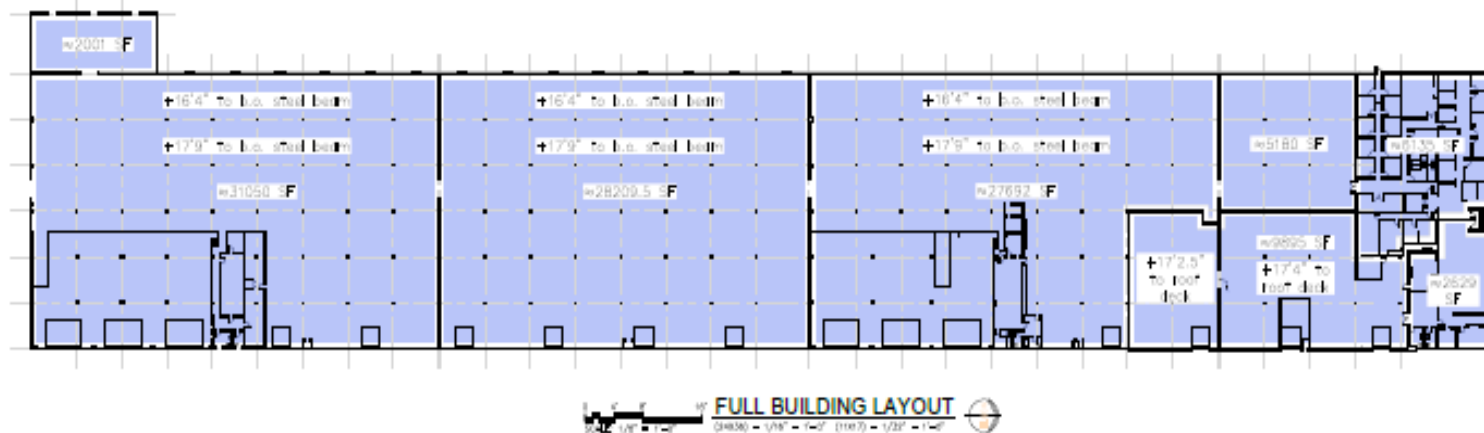
**Craig Ablah (316) 734-1148**

[craig@classicrealestate.net](mailto:craig@classicrealestate.net)



8110 E 32<sup>nd</sup> Str N #150 - Wichita, KS 67226  
(316) 634-2600

# Full Building Layout Exhibit



811 E WATERMAN

811 E WATERMAN ST.  
WICHITA, KS 67202

NOT FOR CONSTRUCTION

ALLEGATIONS

ALL INFORMATION IS SUBJECT TO THE  
TERMS AND CONDITIONS OF THE  
OFFER OF THE OFFER

PRINTS ISSUED  
12.08.24 - EXHIBIT

As to: from: CAC  
dated: MJC

CONCEPT PLAN

EX

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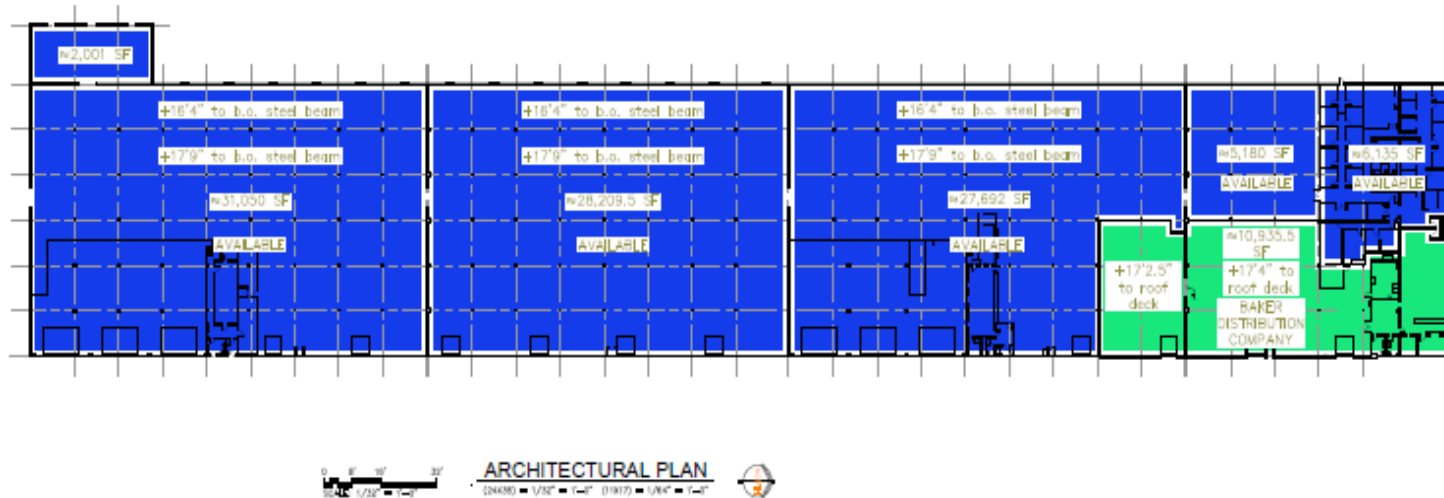
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# Tenant Exhibit 1



811 E. WATERMAN

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WICHITA, KANSAS 67202

NOT FOR CONSTRUCTION

MJC

ARCHITECT  
 MJC, 1000 S. E. 10th St. #200  
 Wichita, KS 67202 (316) 734-1148  
 mjca@mjca.com

PRINTS ISSUED  
 12-16-24 - RVW

MJC No. 24041  
 Date: DCB  
 Project: MJC  
 TENANT EXHIBIT 1

EX-1

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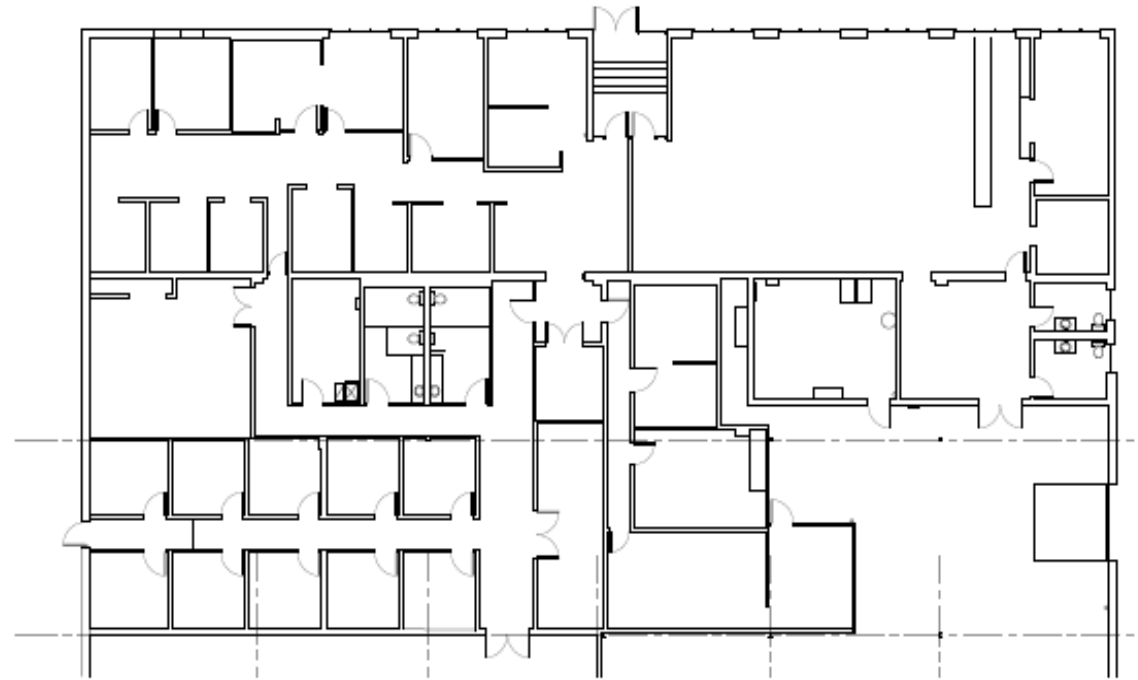


Contact: **Craig Ablah (316) 734-1148**

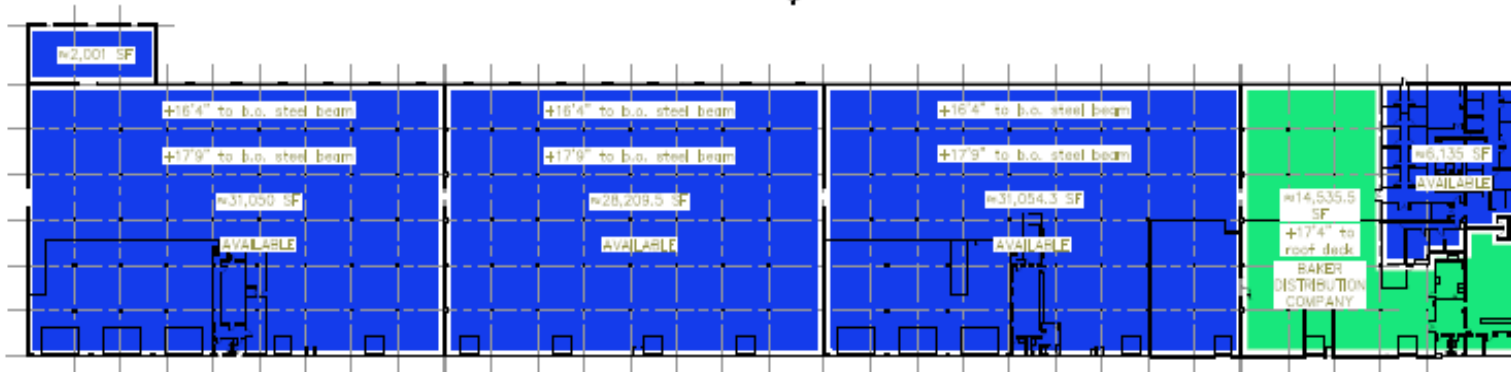
craig@classicrealestate.net

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## Tenant Exhibit 2



**OFFICE PLAN**  
 (24435) 1/8" = 1'-0" (100%) 1/16" = 1'-0" (100%) 1/32" = 1'-0" (100%)



**ARCHITECTURAL PLAN**  
 (24435) 1/8" = 1'-0" (100%) 1/16" = 1'-0" (100%) 1/32" = 1'-0" (100%)



811 E. WATERMAN

811 E. WATERMAN ST.  
 WICHITA, KANSAS 67202

NOT FOR  
 CONSTRUCTION

MJC  
 Architect

MJC, 811 E. Waterman St., Wichita, KS 67202  
 Tel: (316) 243-1148 Fax: (316) 243-1149  
 mjca@mjca.com

PRINTS ISSUED:  
 12-16-24 - RVW

MJC No: 24041  
 Date: 06/24/24  
 Project: MJC  
 Tenant Exhibit 2

EX-2

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