

CLASS A OFFICE FOR LEASE

3020 N. Cypress, Wichita, KS



LEASE RATE
CONTACT BROKER

BUILDING SIZE
48,169 SF

AVAILABLE SPACE
4,516-16,098 SF

YEAR BUILT
2001

FIRST FLOOR
SUITE 150 : 6,536 SF

PARKING
100 SPACES

SECOND FLOOR
SUITE 250: 5,046 SF
SUITE 275: 4,516 SF



PROPERTY HIGHLIGHTS

- Class A office space in coveted Northeast Wichita area.
- Beautiful building lobby with lake views.
- Located near Highway K-96 and Webb Rd with easy access.
- Excellent visibility from Highway K-96.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,341	40,667	101,677
AVG. HH INCOME	\$107,603	\$95,767	\$84,173
MEDIAN AGE	40.1	37.4	35.8



TRAFFIC COUNTS
APPROX. 25,131 VPD
AT HIGHWAY K-96 &
WEBB RD.



Offered by: **Morrie Sheets**
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