



# FLEX / WAREHOUSE / OFFICE SUITE

FOR LEASE 7335 W. 33RD ST. N., WICHITA, KS 67205

<b>LEASE RATE</b>	\$13.00/SF, NNN
<b>ESTIMATED NETS</b>	\$3.50/SF
<b>AVAILABLE SF</b>	3,500 SF
<b>BUILDING SIZE</b>	8,100 SF
<b>CEILING HEIGHT</b>	16'
<b>YEAR BUILT</b>	2005
<b>ZONING</b>	LI

### TAXES 2025

Generals: \$24,803.74  
 Specials: \$60.00

### PROPERTY HIGHLIGHTS

- High-quality space with doorside parking.
- Ample 3-phase power.
- Fully climate-controlled.
- Space measures approximately 50' x 70'.
- Owner in the process of installing a front door.
- One (1) 12' x 16' overhead door.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,540	46,426	127,393
AVG. HH INCOME	\$157,228	\$119,927	\$98,964
MEDIAN AGE	40.6	38.5	38.3
<b>TRAFFIC COUNTS</b>			
AT 29TH & RIDGE			26,608 VPD
AT 37TH & RIDGE			27,429 VPD



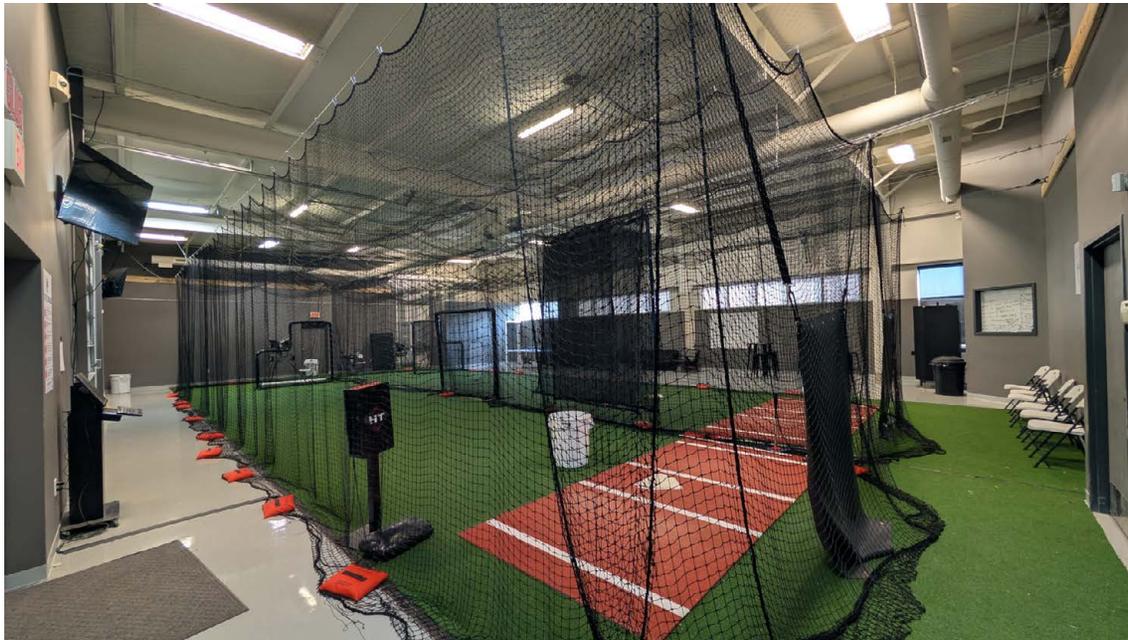
Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

**Weigand Real Estate - Commercial**

Office: 316-262-6400

Weigand.com

**INTERIOR PHOTOS**



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## AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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