



LANDMARK
COMMERCIAL
INDUSTRIAL



LARGE OFFICE BUILDING FOR LEASE

4501 E 47TH ST, WICHITA, KS

TED BRANSON, SIOR | 316.409.8445 | www.landmarkrealestate.net

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

LEASE RATE

Contact Broker

BUILDING SIZE

100,830 SF (2 Floors)

LOT SIZE

8 Acres

ZONING

Limited Industrial

YEAR BUILT

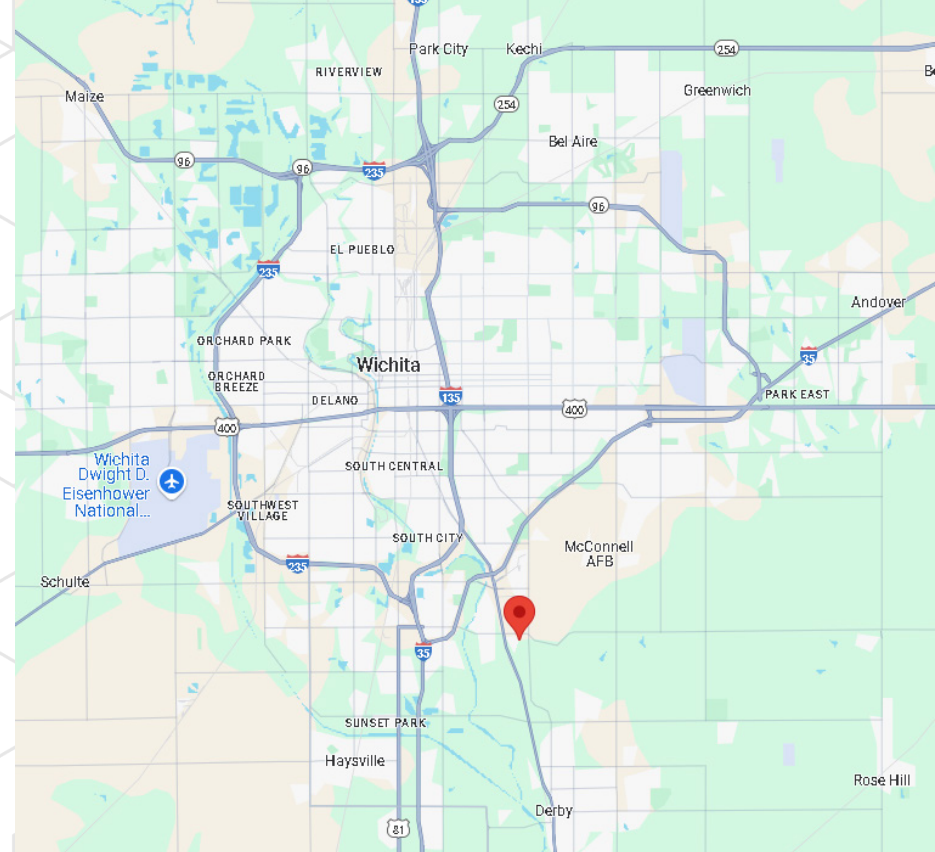
1986

HIGHLIGHTS

- Located on 47th between Southeast Blvd & Oliver
- Ample parking (750 stalls)
- Uses: Office headquarters, institutional, medical engineering and research and development
- First class office space on two floors. Largely open with perimeter offices, conference rooms, centralized restrooms and elevators
- Can be divided into 4 or more occupancies. Built for Boeing's engineering offices for Air Force One
- Area Neighbors: Spirit Aerosystems, McConnell Air Force Base, Kwik Shop, Dollar General and more!

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	30,895	130,508	373,092
HOUSEHOLDS	11,573	52,178	150,400
AVG HH INCOME	\$75,198	\$72,254	\$84,704



AERIAL





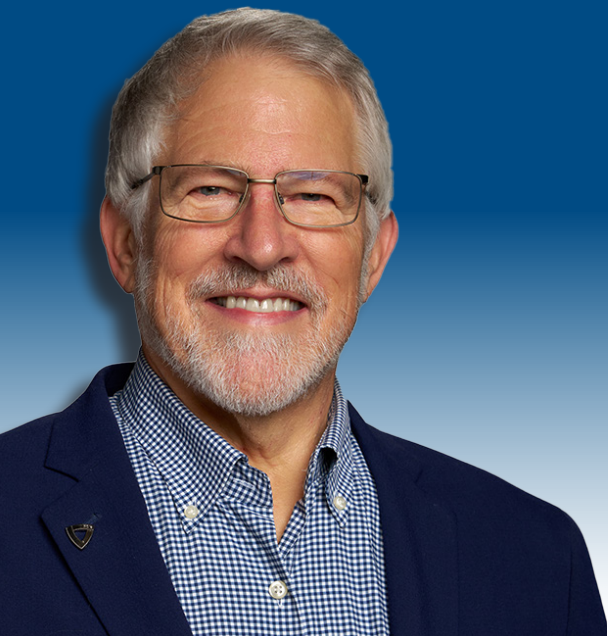
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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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