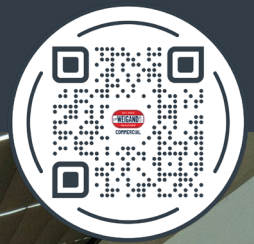


ROOFTOP RESTAURANT/BAR

FOR LEASE | 401 E. DOUGLAS, WICHITA, KS 67202

SCAN
FOR VIDEO

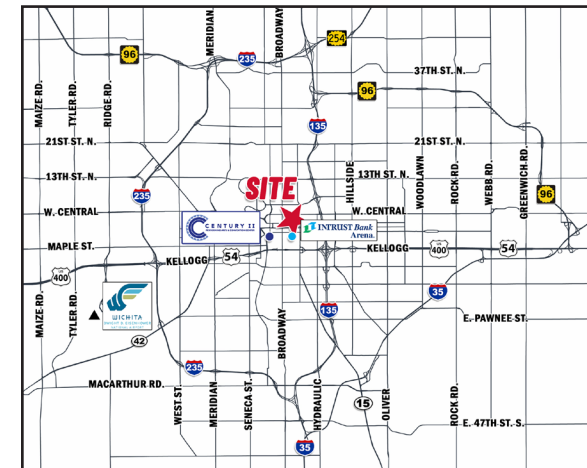


SF AVAILABLE: 4,500 SF
LEASE RATE: Contact Broker
LEASE TYPE: Modified Gross
ZONING: CBD
PARKING: Street + Parking Garage Behind the Building (South)

PROPERTY HIGHLIGHTS

- Anchored by Hilton Garden Inn, a 127-room full-service hotel.
- First-generation space with walk-in cooler, walk-in freezer and type 1 hood.
- Tenant improvement allowance available for qualified tenants.
- Walking distance from the future \$300 million BioMedical Campus – projected to bring 3,000 students and 200 faculty and staff to Downtown Wichita.

AREA BUSINESSES INCLUDE:



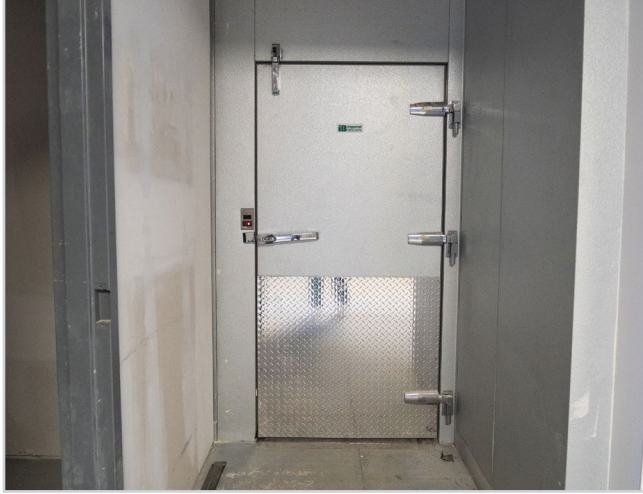
Offered exclusively by: **Johnathan Weigand**
 316-292-3956 | jweigand@weigand.com

Alex Ibarra, CCIM
 316-292-3903 | aibarra@weigand.com

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SUBJECT PROPERTY



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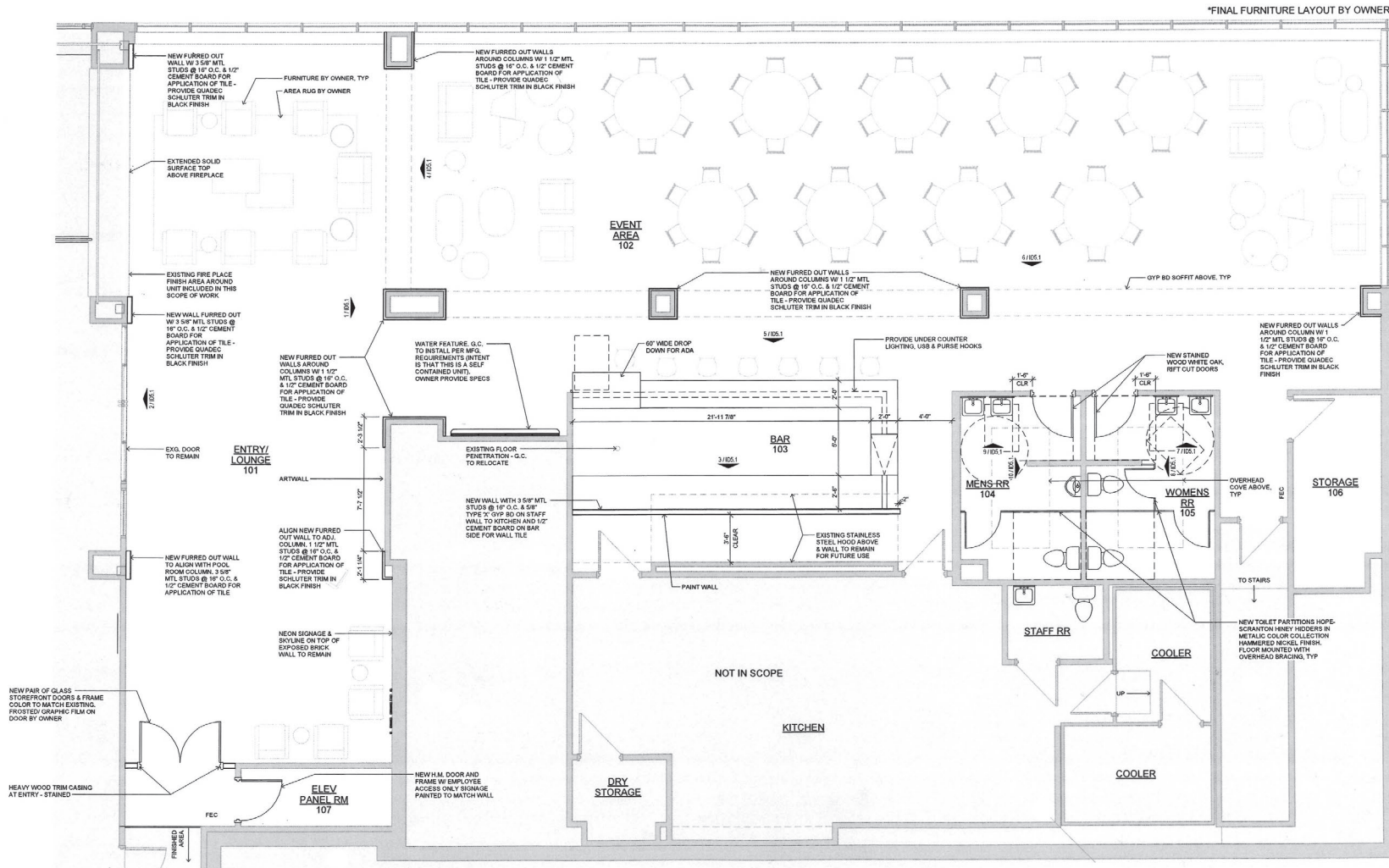
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FLOOR PLAN



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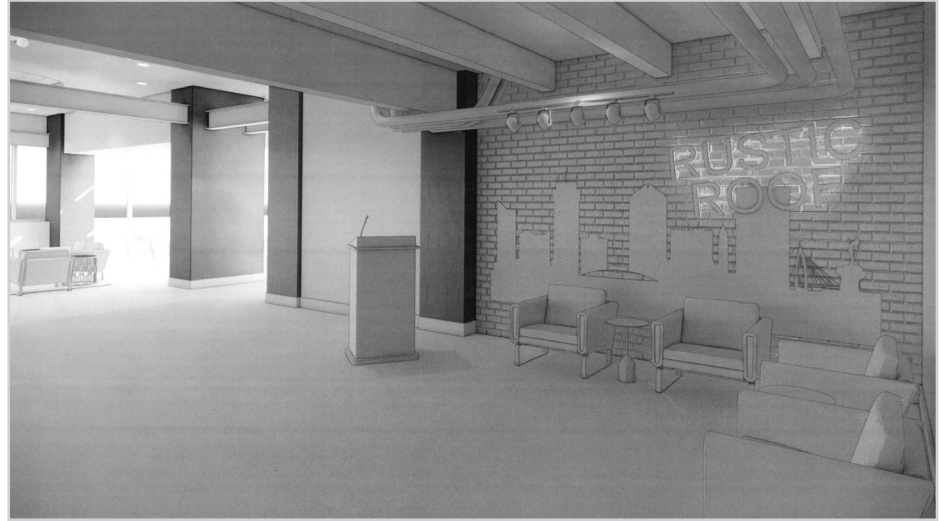
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CONCEPTUAL RENDERINGS



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PARKING PLAN



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE	33.0	33.9	34.6
DAYTIME POP.	38,133	83,833	173,195
TTL. BUSINESSES	2,526	5,779	10,192

TRAFFIC COUNTS	
DOUGLAS AVE. & TOPEKA ST.	17,406 VPD
KELLOGG/U.S. 54 & BROADWAY	104,000 VPD



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DOWNTOWN DEVELOPMENT PROJECTS



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ROOFTOP RESTAURANT/BAR

FOR LEASE | 401 E. DOUGLAS, WICHITA, KS 67202

DOWNTOWN WICHITA DEVELOPMENT



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