

OFFICE/SHOWROOM BUILDING AVAILABLE FOR LEASE

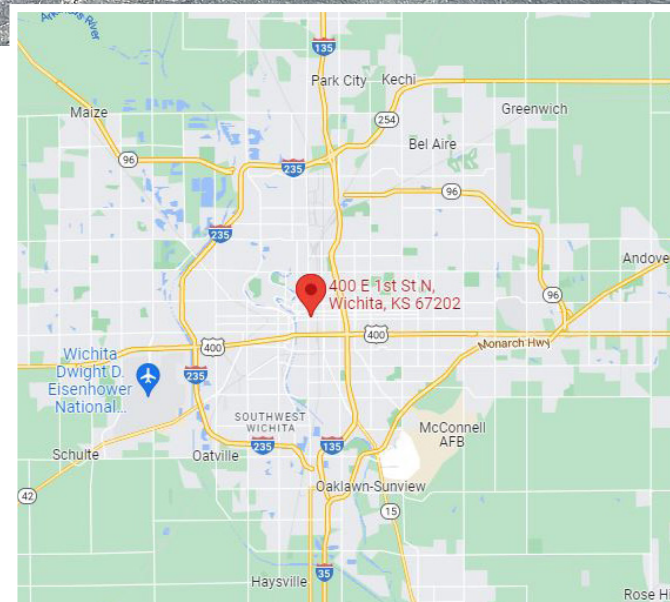


PROPERTY SUMMARY

- **Location:** NEC of 1st and Topeka
- **Available Space:** 3,609 SF
- **Lease Rate:** \$10.00 per SF NNN
- **NNN Expenses:** \$4.00 per SF
- **Ability to add overhead door**
- **Area Neighbors:** Southwest National Bank, Mayflower Clinic, Tracy's Automotive, Orpheum Theatre, Midian Shrine Center, Cocoa Dolce Chocolates, Loony Bin Club and more!

HIGHLIGHTS

- 4 private offices, 2 large open office/showroom areas, workroom, storage room and 2 ADA restrooms
- Great visibility with building signage opportunities
- Door-side parking with up to 60 spaces available



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INTERIOR PHOTOS





E 2ND ST

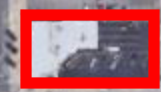
Kansas Department of Labor



TempleLive at Wichita Scottish Rite Center

Orpheum Theatre

SITE



N EMPORIA AVE



N MAIN ST



E 1ST STREET

6,715VPD

Meritrust Credit Union Headquarters



Midian Shrine Center



Petroleum Club of Wichita



Roxy's Downtown



E DOUGLAS AVE

14,496VPD