



LANDMARK
COMMERCIAL

NORTH RIDGE FLEX BUILDING FOR LEASE

3221 N RIDGE RD, WICHITA, KS 67205

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

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 REDUCED: \$17.00 SF/year (NNN)

Available SF

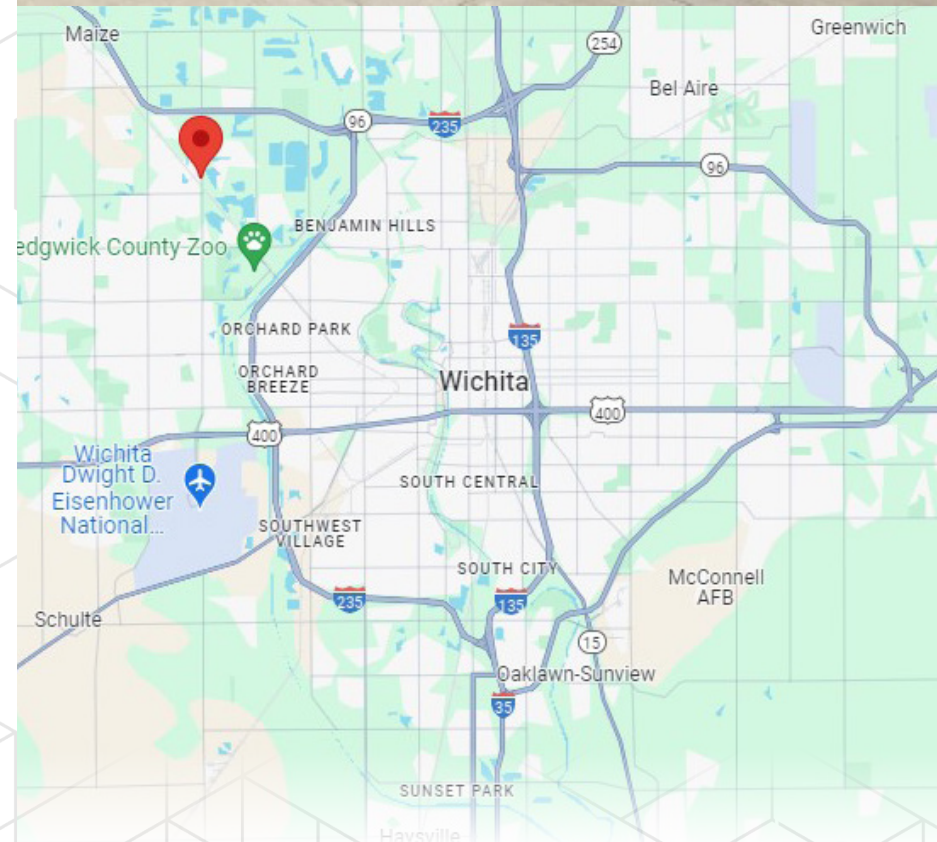
2,000 - 14,400 SF

HIGHLIGHTS

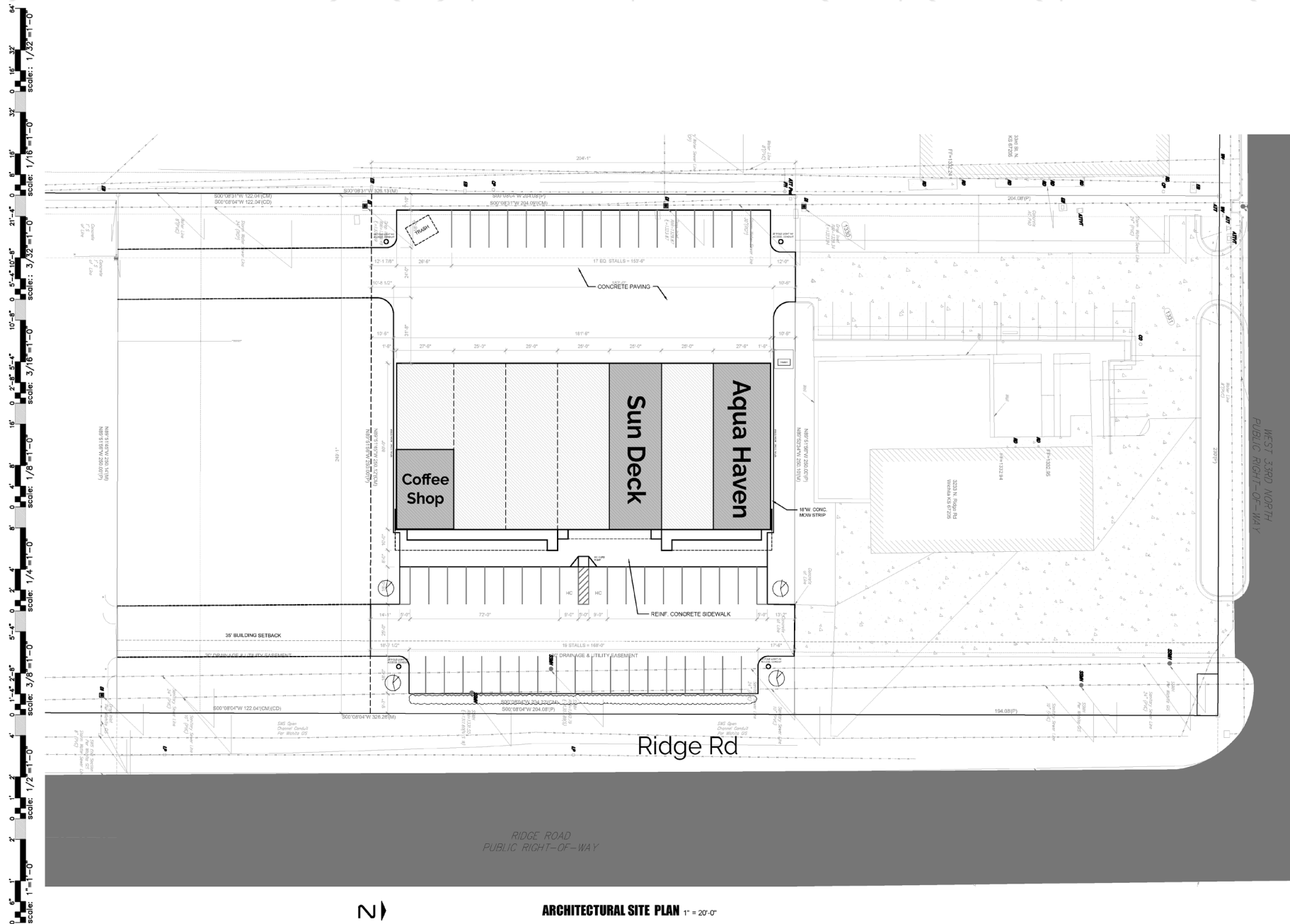
- Quick access to K-96
- 1 mile north on Ridge Rd
- NNN: \$7.00 PSF
- 12 x 12 overhead door at the back of each space of the building
- Ceilings 19.5' front height - 16' rear height
- 80' deep (space)
- Area neighbors: Ridgpoint Apartments, Equity Bank, Security First Title, Scooters Coffeehouse, St. Catherine of Siena Catholic Church, Legacy Bank, Wendy's, Kwik Shop, Deano's West coming soon and more!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,133	34,759	112,330
Households	2,129	12,798	45,147
Avg HH Income	\$148,329	\$129,139	\$96,433



SITE PLAN



3ten co 310.440.0905
919 W. 2nd St. Wichita KS 67203
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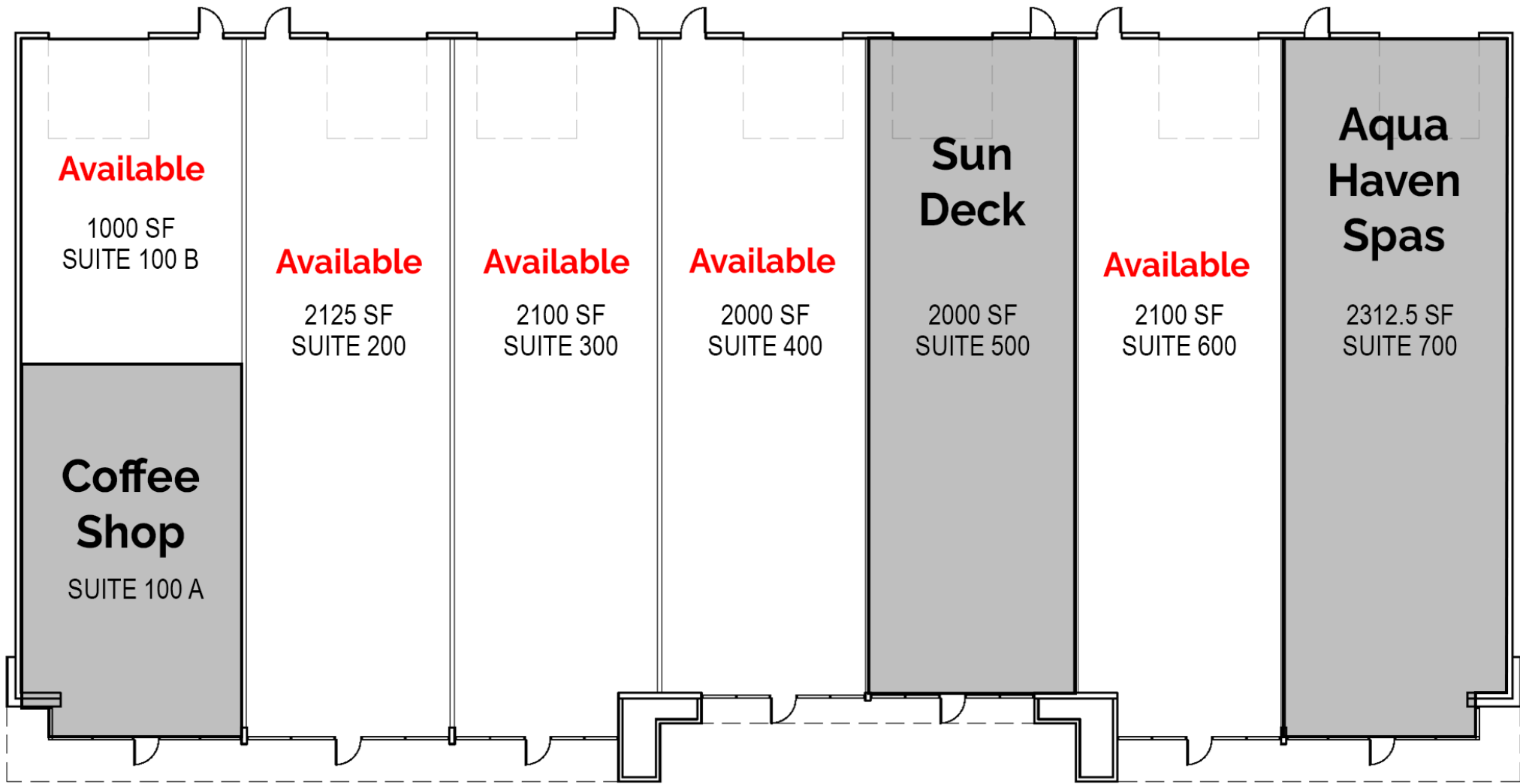
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WEST 33RD NORTH
PUBLIC RIGHT-OF-WAY
N. RIDGE RD.
MULTI-TENANT SHELL BUILDING
— N. Ridge Rd —
Wichita KS 672-

08/30/2023
SCHEMATIC DESIGN



SPACE SIZES





**LANDMARK
COMMERCIAL**
REAL ESTATE

156 North Emporia
Wichita, Kansas 67202
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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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