

# WEST SIDE OFFICE SPACE

650 South Westdale Drive, Wichita, KS 67209







**LEASE RATE:  
CONTACT BROKER**







<b>SF AVAILABLE:</b>	165 - 1,920 SF
<b>BUILDING SIZE:</b>	24,826 SF
<b>LOT SIZE:</b>	43,491 SF
<b>YEAR BUILT:</b>	1974
<b>ZONING:</b>	GO

## PROPERTY HIGHLIGHTS

- Corporate office setting in West Wichita.
- Door-side parking.
- Suites can be combined.
- Signage opportunities available.

 6.05 miles	 6.05 miles	 0.35 miles
 2.57 miles	 4.63 miles	 0.75 miles

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	4,041	62,902	177,593
 <b>AVG. HH INCOME</b>	\$45,765	\$49,747	\$56,244
 <b>MEDIAN AGE</b>	30.9	35.7	36.9
TRAFFIC COUNTS			
 <b>KELLOGG &amp; I- 235</b>	67,900 VPD		



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316-292-3911 | [bsuellentrop@weigand.com](mailto:bsuellentrop@weigand.com)

**Morrie Sheets**  
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