



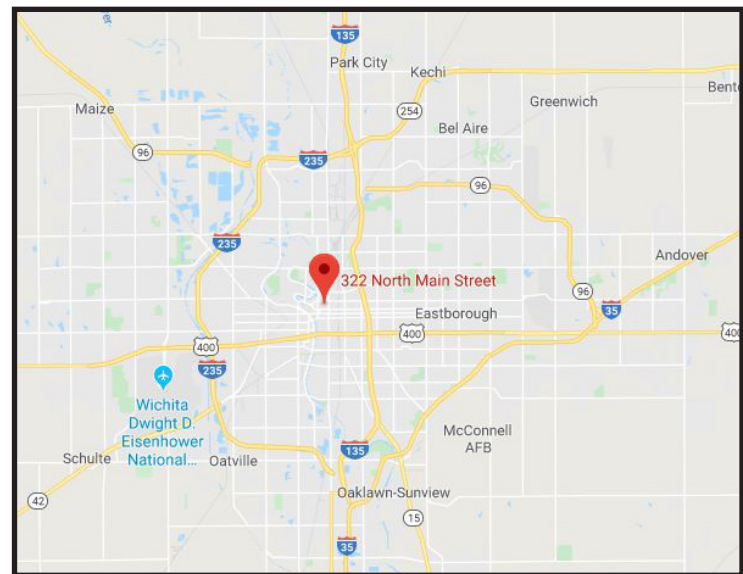
LANDMARK  
COMMERCIAL  
REAL ESTATE

# DOWNTOWN OFFICE SPACES AVAILABLE FOR LEASE

322 N Main St Wichita, KS 67202



- **Location:** North of 2nd St on Main
- **Available Space:** 2,000 - 4,000 sq. ft. (2 floors)
  - 1st Floor: 2,000 sq. ft. (\$12.00 per sq. ft.)
  - 2nd Floor: 2,000 sq. ft. (\$4.00 per sq. ft.)
- **Lease Type:** Modified Gross
- **Ample Parking Available**
- **Year Built:** 1879
- **Includes full law library**
- **Office furniture is available if needed**
- **Great location for any law firm, accountant or professional services on Main Street in Downtown Wichita near City Hall and County Courthouse**
- **1st floor space includes finished professional office space, 6 offices plus a 2-car garage**
- **2nd floor space is an unfinished shell with some antique finish features and potential deck over the garage. Plumbed for restrooms and kitchen to add office or living space**
- **Old Town Wichita feel**



## For More Information:

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





**N MAIN ST**

**Public Defender Office**

**Sedgwick County Jail**

**Sedgwick County Courthouse**

**Sedgwick County Human Resource**

**CENTRAL AVE**

**City Hall**



**Federal Courthouse**

**3rd ST N**

**Ronald Reagan Building**

**N MAIN ST**

**SITE**

**Epic Center**

**2nd ST N**

**Hubris Communications**

