



DOWNTOWN OFFICE SPACE

FOR LEASE 230 N. MOSLEY AVE., WICHITA, KS 67202

LEASE RATE
SUITE B & C \$4,000/MO., NNN
SUITE D \$2,600/MO., NNN

ESTIMATED NNN \$4.00/SF

AVAILABLE SF
SUITE B & C 2,960 RSF
SUITE D 2,000 RSF

SITE SIZE 11,999± SF

BUILDING SIZE 33,600± SF

YEAR BUILT 1927

DISTRICT OLD TOWN (OT-0)

2025 TAXES
GENERALS: \$43,363.42 | SPECIALS: \$100.00

PROPERTY HIGHLIGHTS

- Prime Old Town Location surrounded by professional office users, dining, retail, and entertainment.
- Spacious and versatile building ready to fit your business requirements.
- Historic charm meets modern opportunity! Built in 1927, offering unique architectural character in a thriving district but features modern finishes to complement any end user.
- Within walking distance to Wichita Biomedical CampusSM, an approximately 471,000 sf, \$300 million health sciences facility located in the heart of downtown Wichita.
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,312	113,032	228,514
AVG. HH INCOME	\$57,044	\$63,850	\$71,743
MEDIAN AGE	32.1	32.9	33.7
TRAFFIC COUNTS			
2ND ST. & WASHINGTON			17,199 VPD

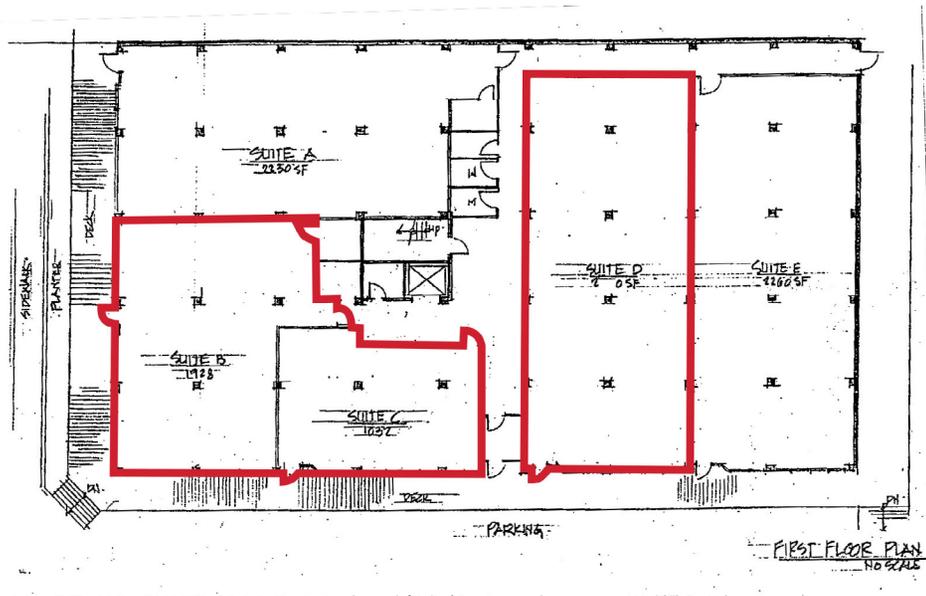


Whitney Vliet Ward
316-292-3900
wward@weigand.com

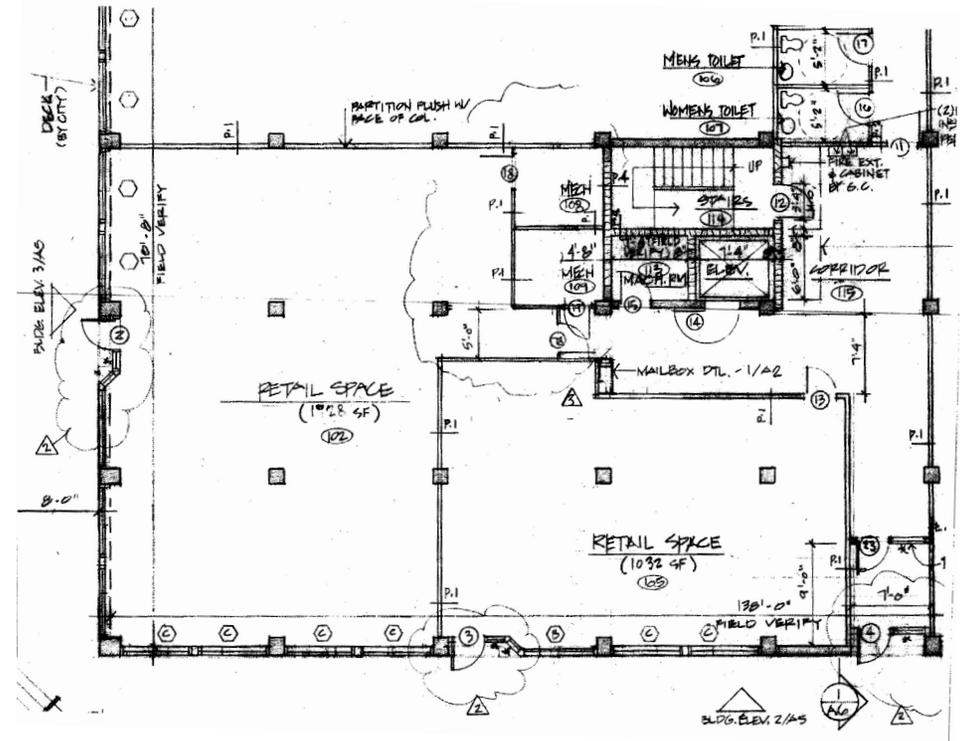
Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

FLOOR PLANS



FIRST FLOOR



SUITE B & C

All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Whitney Vliet Ward
316-292-3900
wward@weigand.com

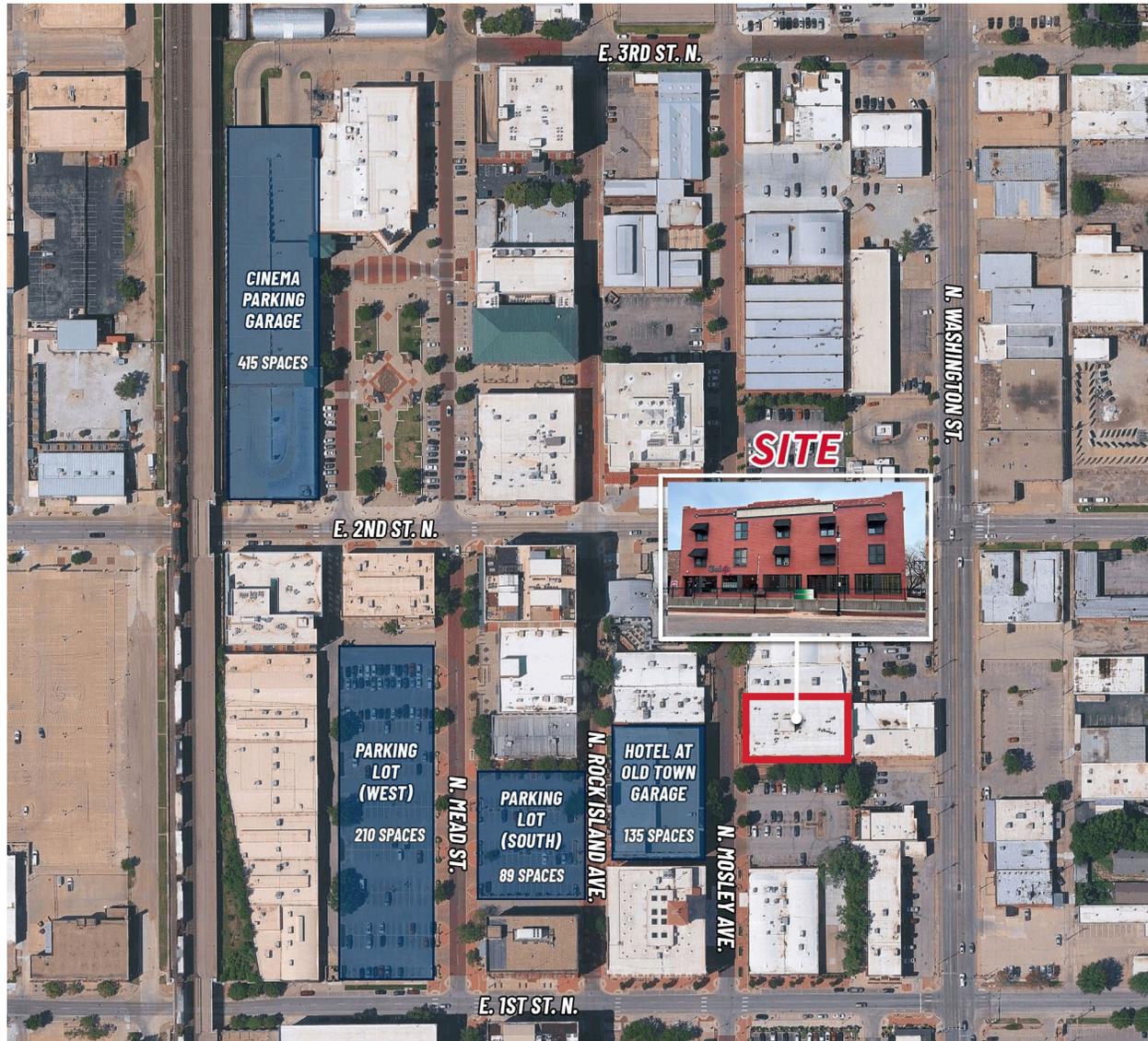
Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

DOWNTOWN OFFICE SPACE FOR LEASE 230 N. MOSLEY ST., WICHITA, KS 67202

WEIGAND
COMMERCIAL

DOWNTOWN PARKING MAP



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Whitney Vliet Ward
316-292-3900
wward@weigand.com

Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

DOWNTOWN OFFICE SPACE FOR LEASE 230 N. MOSLEY ST., WICHITA, KS 67202

WEIGAND
COMMERCIAL

AERIAL VIEW



Whitney Vliet Ward
316-292-3900
wward@weigand.com

Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com