



RUPP|STEVEN
ReeceNichols South Central Kansas

OFFICE SPACE FOR SALE

Address: 1144 N St. Francis, Wichita, KS 67214

**UPDATED OFFICE SPACE IN DOWNTOWN WICHITA
HIGH END FINISHES - RECORDING STUDIO - AMPLE PARKING**



Sale Price: \$599,000.00

Building Size: 5,445 +/- SF

Main Level: 4,320 +/- SF

Basement: 1,125 +/- SF

Zoning: B Multi-Family

Year Built: 1980

2023 Taxes: General - \$6,467.76

Specials - \$44.54

Additional Features:

- Security System
- Irrigated Green Space
- Easy Highway Access

Traffic Count: 13, 774 cars per day at 13th St & St. Francis Ave

Demographics	1 Mile	3 Mile	5 Mile
Population	10,878	95,532	214,071
Ave HH Income	\$49,314	\$64,086	\$69,873



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Jake Steven, ALC

316.708.5960

jake@reecenichols.com

John Rupp, ALC

316.250.5198

johnrupp@reecenichols.com

Reese Bayliff

316.258.6062

rbayliff@reecenichols.com

Nela Bayouth

316.393.5259

nela@reecenichols.com



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Main Floor Highlights:

- 10 private offices of varying sizes
- Large Conference room w/ Wet Bar
- Break room with built in seating and kitchenette
- 3 bathrooms (1 Full bathroom w/ Shower)
- Mechanical room w/ Storage & Mop Sink

Basement Highlights:

- Full Recording Studio w/ Green Screen
- Green room w/ Wet Bar and built in drink fridge
- 1 Bathroom





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