

For Sale

# Investment Opportunity

Wichita, Kansas



## One & Two Brittany Place

1938 & 2024 North Woodlawn Wichita, Kansas 67208

### Property Highlights

- 99 % occupancy rate
- Strategic location
- Solid cash flow
- Built in 1982 & 1985
- High quality tenant profile
- Extremely well-maintained grounds and building
- Financials available upon request

### Location Description

Located in Wichita's vibrant Northeast office submarket with an occupancy rate of 99%. Strategically located 1 mile from Wichita State University and Bradley Fair shopping center. The location allows tenants to tap into the educated workforce while affording tenants excellent access to all of the Wichita metro via K-96, I-135, and Kellogg US 54/400. Major employers include Koch Industries, Wichita State University, Beechcraft, and Via Christi.

### OFFERING SUMMARY

<b>Sale Price</b>	\$10,800,000
<b>One Brittany Size</b>	62,542 SF
<b>Two Brittany Size</b>	66,226 SF

### Tenants Include:

- InfoSync Services, LLC
- Ember Hope Connections, LLC
- Sedgwick County
- Marriot International
- Kansas Behavioral Health
- Hog Wild Pit BBQ

For more information

**Patrick Ahern, SIOR, CCIM**

O: 316 847 4914

[pahern@naimartens.com](mailto:pahern@naimartens.com)



1330 E. Douglas Ave.,  
Wichita, KS 67214  
316 262 0000 tel  
[naimartens.com](http://naimartens.com)





## Additional Photos





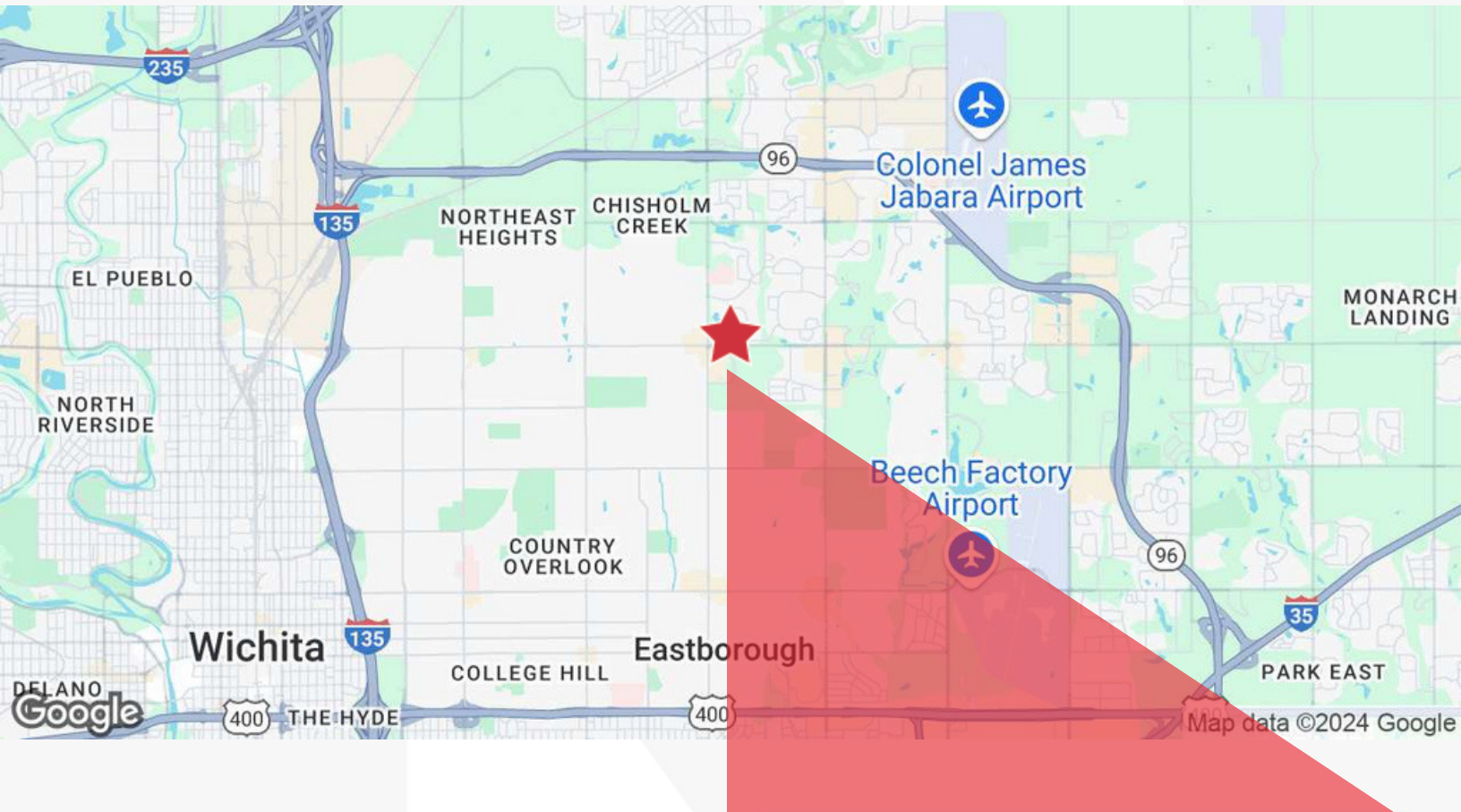
# Retail Map





# One & Two Brittany Place

1938 & 2024 North Woodlawn  
Wichita, Kansas 67208



For more information  
**Patrick Ahern, SIOR, CCIM**  
O: 316 847 4914 | [pahern@naimartens.com](mailto:pahern@naimartens.com)