

# Former Call Center

Parklane Center 1069 S. Glendale

\$8.50/S.F. including real estate taxes, insurance and CAM  
Modified Gross Lease



## PROPERTY HIGHLIGHTS

- 300,000 S.F. mixed use center
- Easy access from Kellogg/Hwy 54
- Several government, medical and educational occupants
- Many restaurants nearby

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	15,878	99,007	205,543
Total Households	7,410	43,306	86,540
Average Income	\$ 49,742	\$ 53,591	\$ 53,631

## PROPERTY DETAILS

- Excellent 15,000 S.F.± former call center space with large open call center area with dedicated power drops and HVAC
- 7 private offices, 3 large training rooms, a large breakroom/kitchen area and much more
- Restrooms are all handicap accessible
- Entire space has a gas powered back-up generator

### Contact:

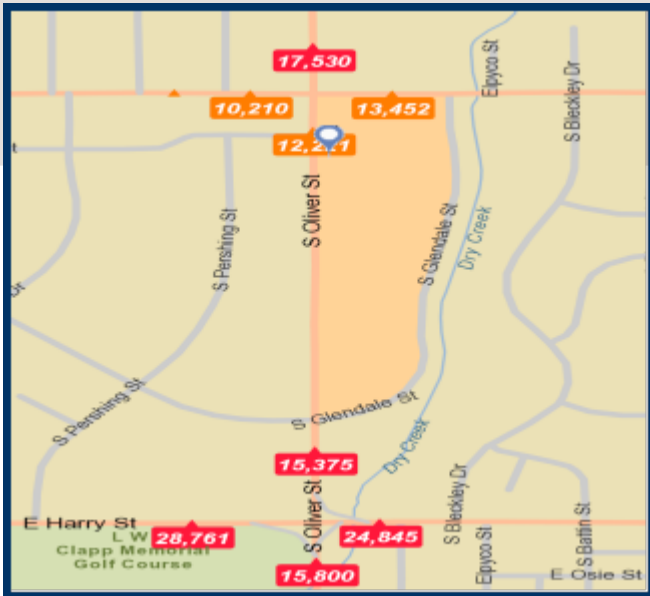
Dennis Fitzroy, CCIM  
316-990-4622 (c)  
316-684-1400 (o)

**BUILDERS INCORPORATED**  
1081 South Glendale  
Wichita, Kansas 67218  
Buildersinc.com

**BUILDERS INCORPORATED**

ESTABLISHED 1941

**316.684.1400**



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## Typical Office



## Front Lobby



## Training/Conference Room



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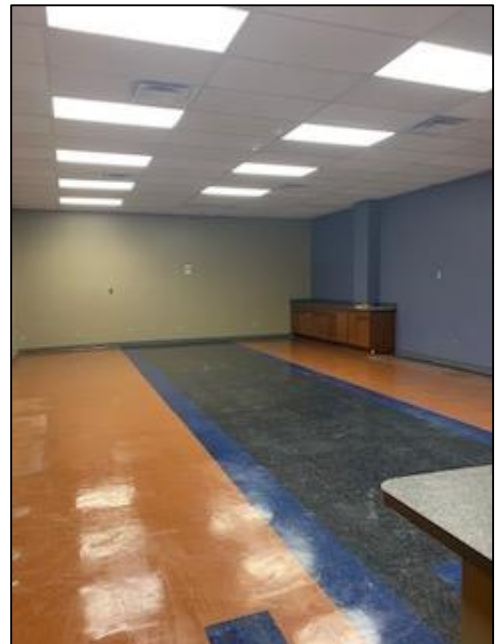
IT Room



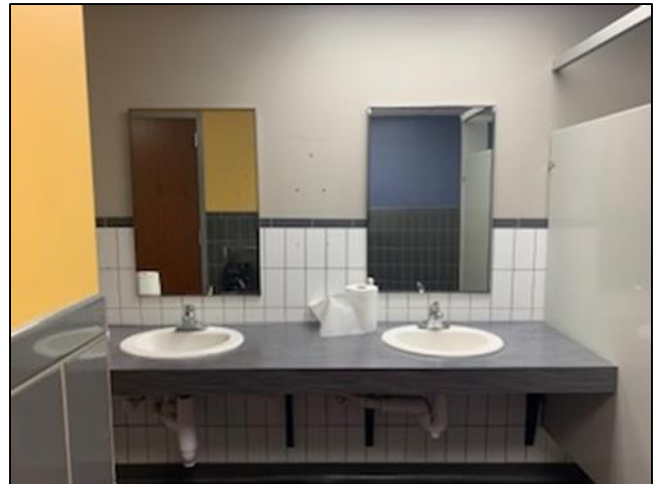
Storage



Kitchen/Break Room



## Restrooms

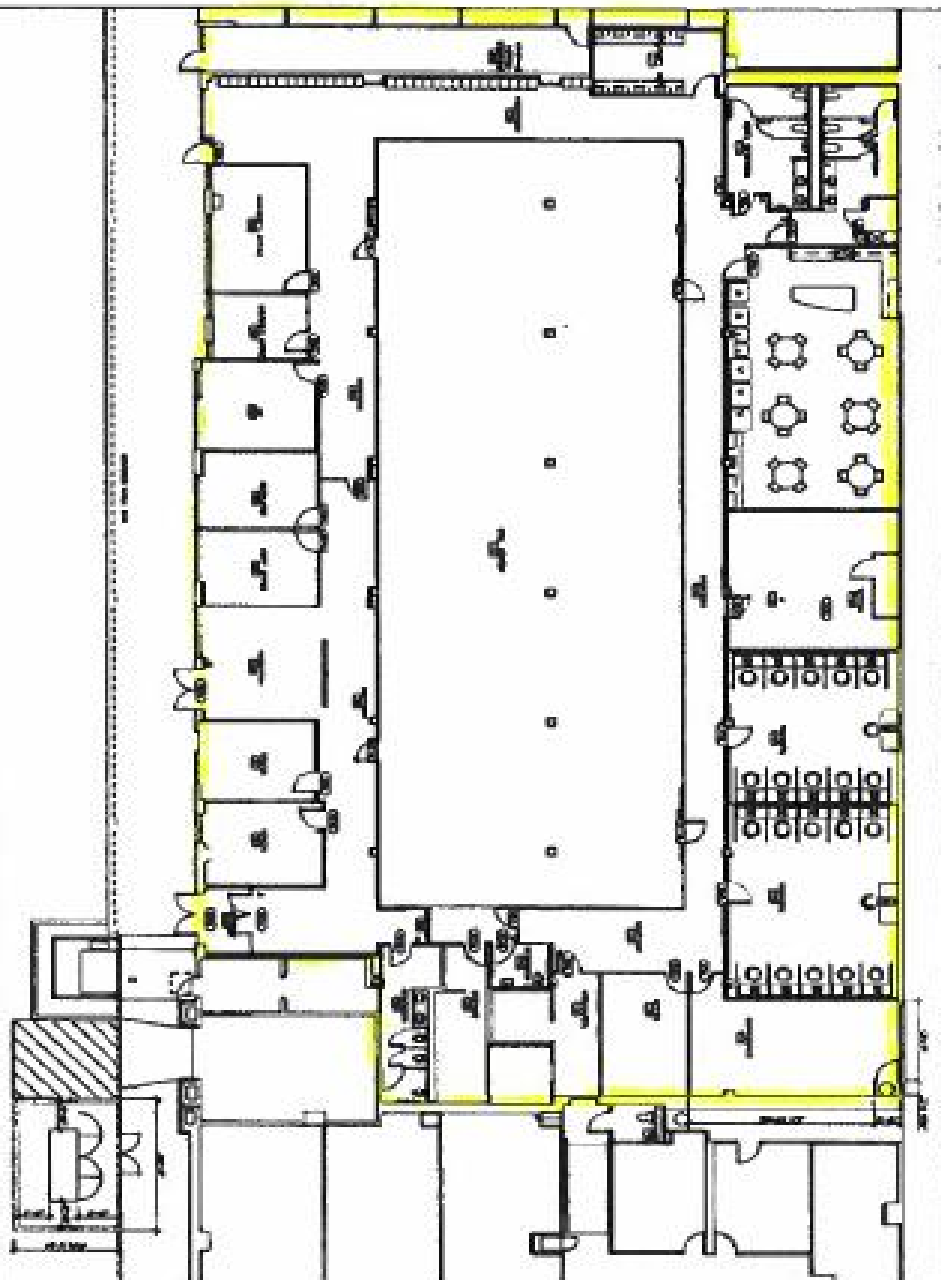


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EQUIPMENT SCHEDULE		Approved by: _____ Approved by: _____ Approved by: _____	
ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	Excavator	1	hr
2	Grader	1	hr
3	Roller	1	hr
4	Tractor	1	hr
5	Truck	1	hr
6	Backhoe	1	hr
7	Generator	1	hr
8	Water pump	1	hr
9	Compressor	1	hr
10	Drill	1	hr
11	Saw	1	hr
12	Crane	1	hr
13	Hoist	1	hr
14	Winch	1	hr
15	Shovel	1	hr
16	Pickaxe	1	hr
17	Shovel	1	hr
18	Pickaxe	1	hr
19	Shovel	1	hr
20	Pickaxe	1	hr
21	Shovel	1	hr
22	Pickaxe	1	hr
23	Shovel	1	hr
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94	Pickaxe	1	hr
95	Shovel	1	hr
96	Pickaxe	1	hr
97	Shovel	1	hr
98	Pickaxe	1	hr
99	Shovel	1	hr
100	Pickaxe	1	hr

**BUILDER'S INC. TRAVEL SERVICES**

### PAID-UP SHOPPING CENTER

TOM: S. CLARKSON, WICHITA, KS



## A1.2