



Property Description:

The coveted Remington Office Park is conveniently located just east of 21st Street and Webb Road in northeast Wichita. This well known office park is client-centric and offers an excellent environment for employees. Water features surround the back of the complex and the lifestyle convenience of this location is unmatched.

Property Highlights:

Excellent Access And Visibility To 21st Street

Seconds From K-96 Highway For Access From Virtually Anywhere In Wichita Within 15 Minutes

Scarce Drive Up Office Space

Ample Parking

Premier Shopping And Dining Within Minutes In Every Direction

Offering Summary

Lease Rate:	\$21.50 SF/yr (MG)
Available SF:	1,270 SF
Building Size:	29,645 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,558	17,797	56,041
Total Population	4,137	42,358	140,033
Average HH Income	\$135,806	\$125,397	\$103,276

Adam Clements, CCIM

Vice President

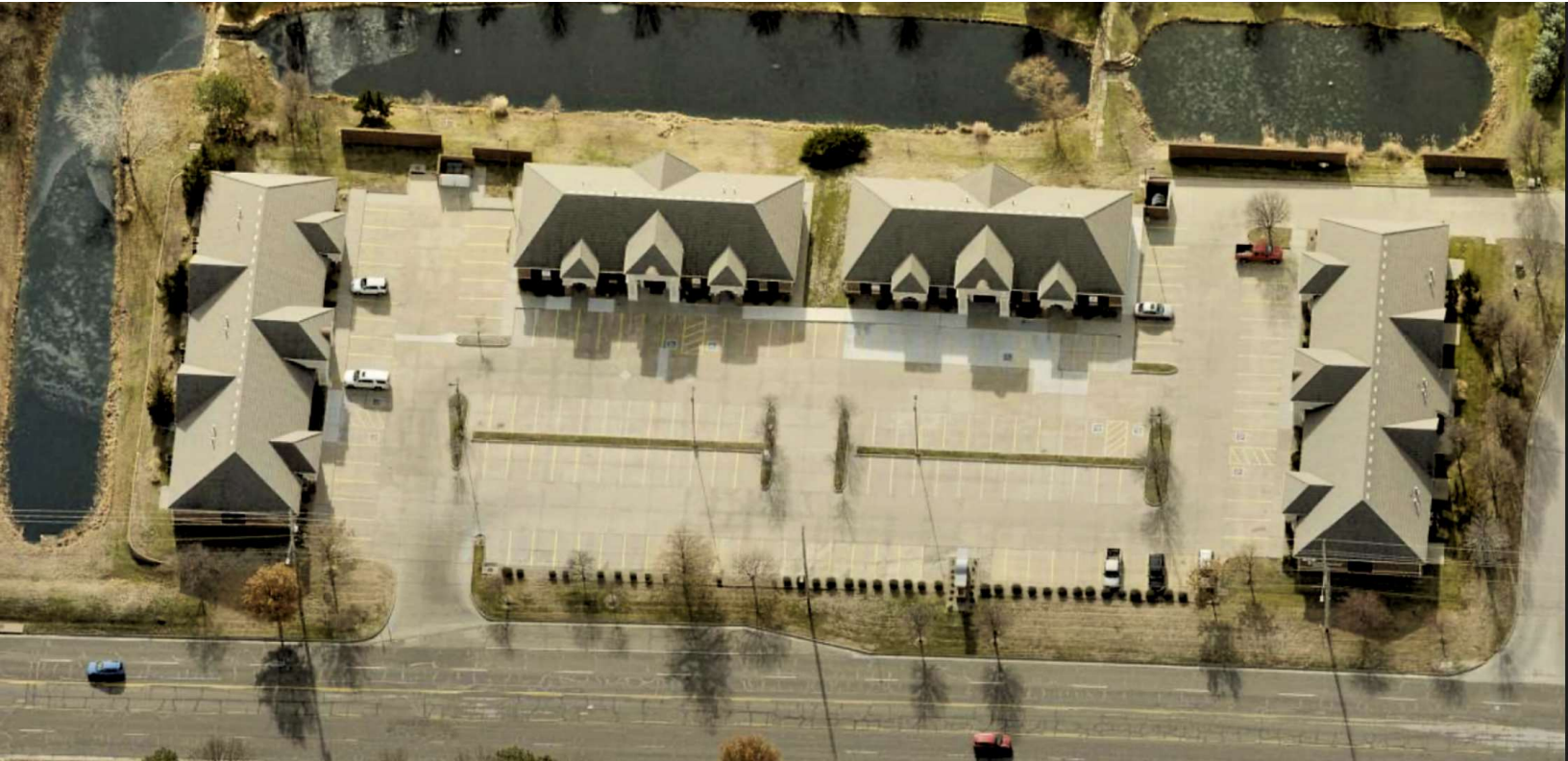
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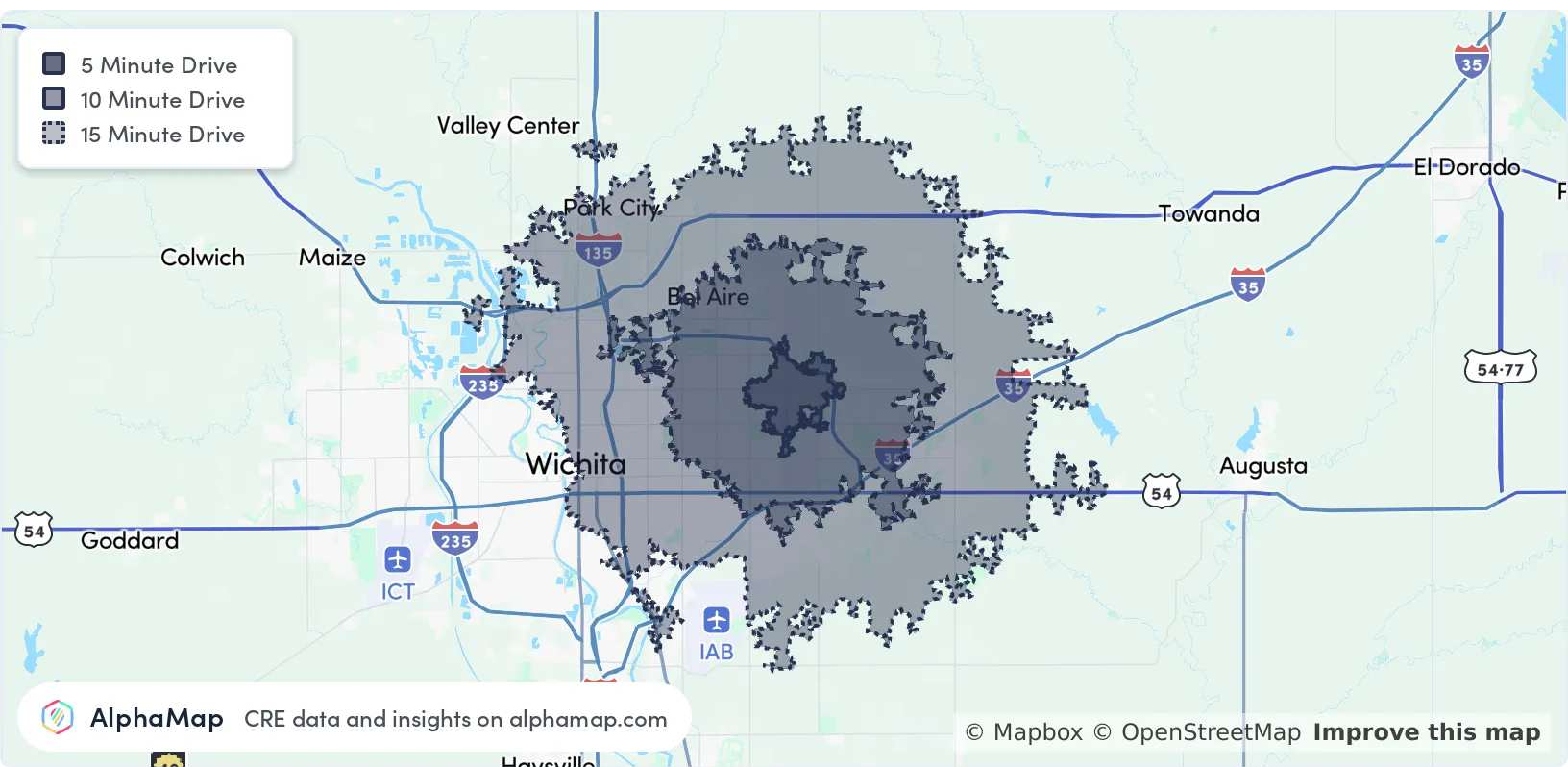
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OFFICE BUILDING FOR LEASE



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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	4,960	69,384	232,474
Average Age	46	40	38
Average Age (Male)	44	39	37
Average Age (Female)	48	41	39

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	1,903	28,720	91,836
Persons per HH	2.6	2.4	2.5
Average HH Income	\$135,187	\$116,341	\$89,855
Average House Value	\$495,996	\$371,108	\$249,122
Per Capita Income	\$51,995	\$48,475	\$35,942

Map and demographics data derived from AlphaMap

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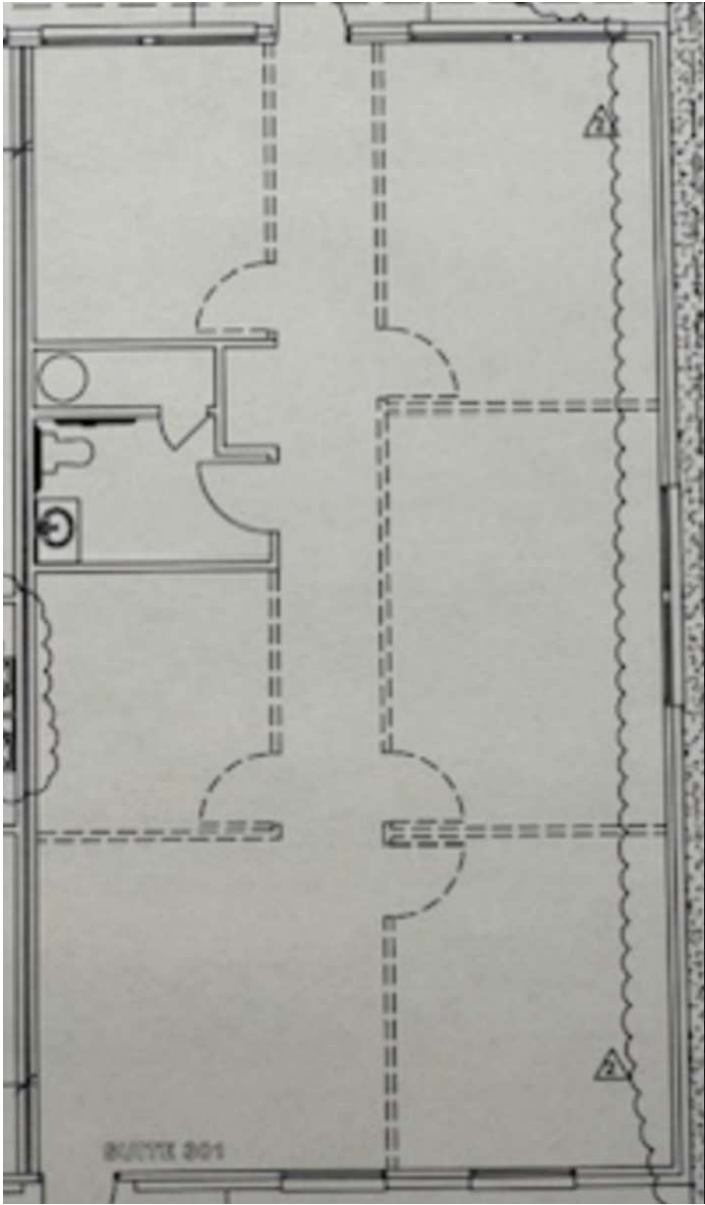
Map of Area Users

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Lease Information

Lease Type:	Modified Gross
Total Space:	1,270 SF

Lease Term:	Five Years
Lease Rate:	\$21.50 SF/yr

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