

DOUGLAS PLACE MARKET RETAIL AND OFFICE SPACES

360 E. WILLIAM, WICHITA, KS 67202



EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM
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ReeceNichols
SOUTH CENTRAL KANSAS

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360 E. WILLIAM
WICHITA, KS 67202

LEASE RATE: CONTACT BROKER
EST NNNs: \$2.00/SF




VACANT SF:	8,620 SF
MIN. SF AVAILABLE:	2,000 SF
LEASE TYPE:	NNN
YEAR BUILT:	2012
ZONING:	Central Business District
PARKING:	Street and Parking Garage

PROPERTY HIGHLIGHTS:

- Retail and office space available for lease in Downtown Wichita.
- Suite 101 and 102 are in vanilla-box condition.
- Suite 103 is in cold shell condition; Tenant Improvement Allowance available.
- Ideal space for office and service-oriented retailers.
- Directly across the street from the under-construction Wichita BioMedical Campus.

Space Available	SF
Suite 101 *	2,281 SF
Suite 102 *	2,000 SF
Suite 103	4,339 SF

* SUITES CAN BE COMBINED.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	11,315	110,612	230,599
 Avg. HH Income	\$56,859	\$63,075	\$69,678
 Median Age	32.5	33.4	33.5



TRAFFIC COUNTS

William & Topeka 2,385 VPD



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WICHITA BIOMEDICAL CAMPUS



ABOUT

- Wichita State University, WSU Tech and the University of Kansas have broken ground on the Wichita Biomedical CampusSM, an approximately 471,000-square-foot, \$300 million health sciences facility located in the heart of downtown Wichita.
- The 471,000-square-foot building will be comprised of shared spaces for advanced laboratories, clinical research and technology. The high-tech facility will draw students, educators and researchers from around the country — attracting talent and resources to the Wichita area and boosting the economic success of Kansas.
- Initially, about **3,000 students and 200 faculty and staff** will be housed at the center with opportunities for growth in existing and new programs.
- **Estimated completion: Q4-2026. Classes start: Q2-2027.**



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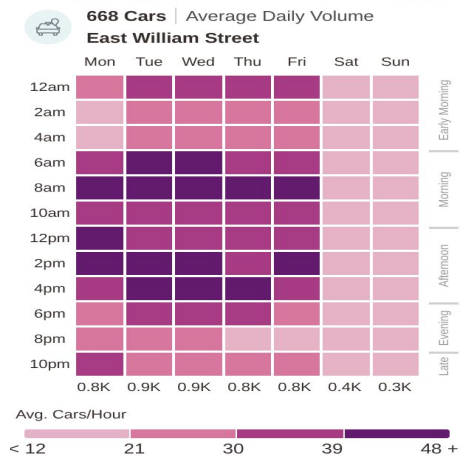
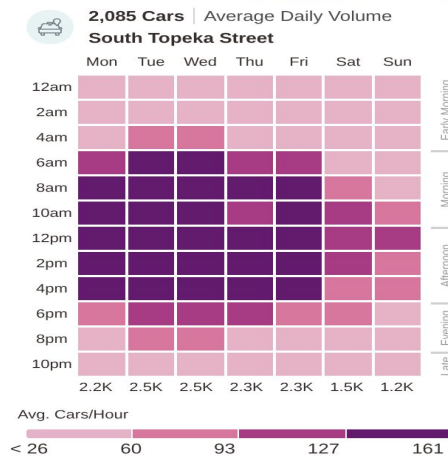
ABOUT THE NEIGHBORHOOD



ABOUT DOWNTOWN

\$2 BILLION TOTAL INVESTEMENT (SINCE 2010)	3,000 UNITS TOTAL RESIDENTIAL UNITS
1,279 ROOMS HOTEL ROOMS	658,000–825,000 SF PROJECTED CLASS -A OFFICE SPACE (THROUGH 2030)
50 MAJOR MUSEUMS AND ART GALLERIES	10 MINUTES FROM EISENHOWER NATIONAL AIRPORT

TRAFFIC PATTERNS



*INFORMATION PULLED FROM DOWNTOWN WICHITA AND GREATER WICHITA PARTNERSHIP



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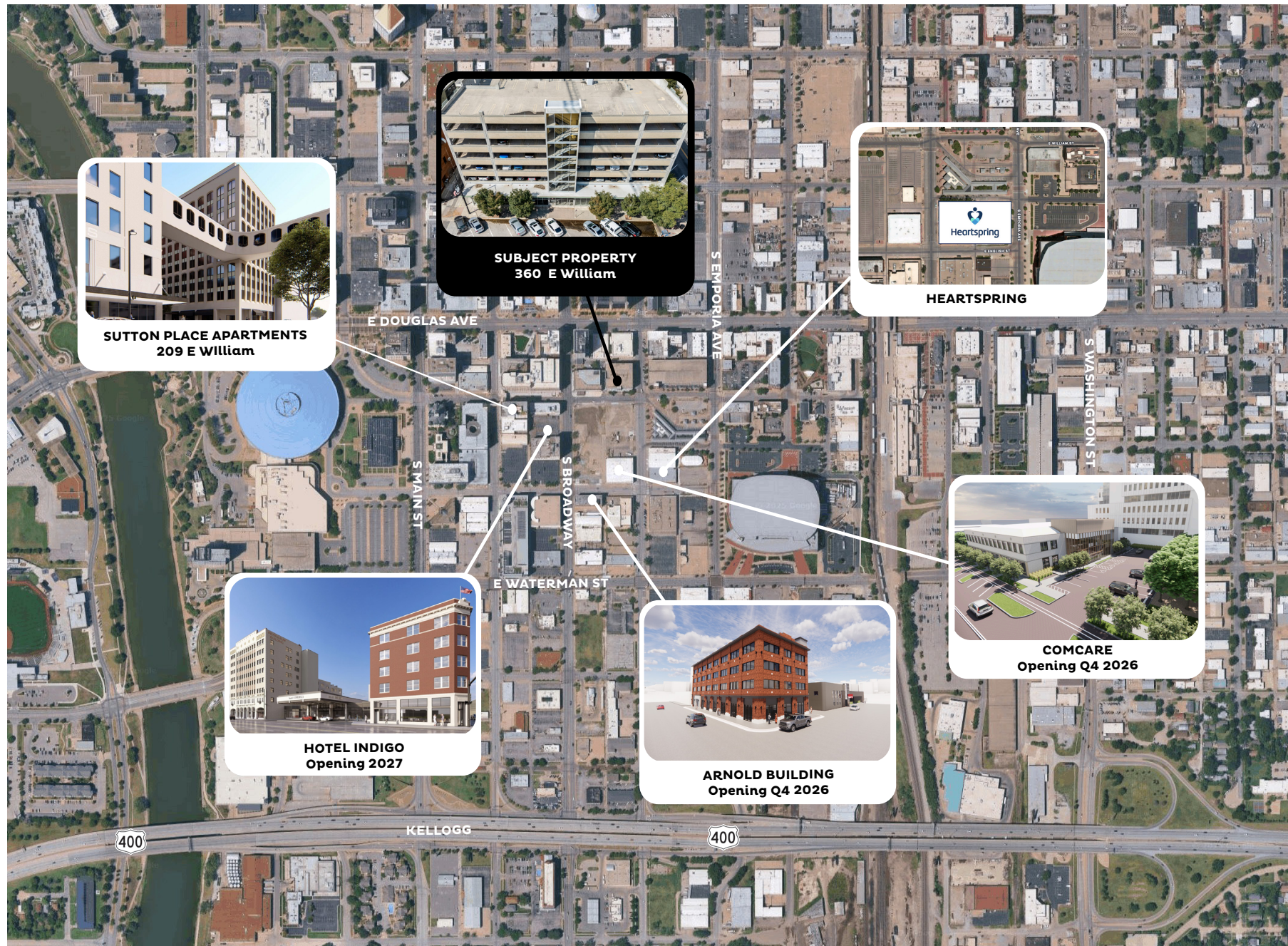
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DOWNTOWN DEVELOPMENT PROJECTS



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