

KANSAS HEALTH SCIENCE UNIVERSITY OFFICE SPACES

230 E WILLIAM AND 130 S MARKET, WICHITA, KS 67202



EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



KANSAS HEALTH SCIENCE UNIVERSITY OFFICE SPACES

230 E. WILLIAM AND 130 S MARKET
WICHITA, KS 67202

LEASE RATE: \$10 - \$16/SF
Contact Broker for Details

GROSS BLDG SF:	270,962 SF
VACANT SF:	129,606 SF
MIN. SF AVAILABLE:	7,339 SF
SITE ACRES:	.72 Acres
EST. NNNs:	\$3/SF
YEAR BUILT:	1927 and 1948
ZONING:	Central Business District

PROPERTY HIGHLIGHTS:

- Prime office spaces available for lease in Downtown Wichita.
- Suites can be demised or leased per floor plate.
- Tenant Improvement Allowance available or Build-to-Suit; Contact Broker for details.
- Strategically located in a medical corridor.
- NNNs include all utilities, property taxes, insurance and common area maintenance.
- Major alterations to the buildings: 1966, 1992, and 2022.
- Anchored by the Kansas Health Science University (floors 1-5).
- Across the street from the under-construction Wichita BioMedical Campus.



Space Available	SF	DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
1st Floor	8,000 SF		Population	11,315	110,612	230,599
5th Floor	20,000 SF		Avg. HH Income	\$56,859	\$63,075	\$69,678
6th Floor	31,866 SF		Median Age	32.5	33.4	33.5
7th Floor	31,866 SF					
8th Floor	30,535 SF		TRAFFIC COUNTS			
9th Floor	7,339 SF		Broadway & William	10,753 VPD		



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY: ALEX IBARRA, CCIM
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM



ReeceNichols
SOUTH CENTRAL KANSAS

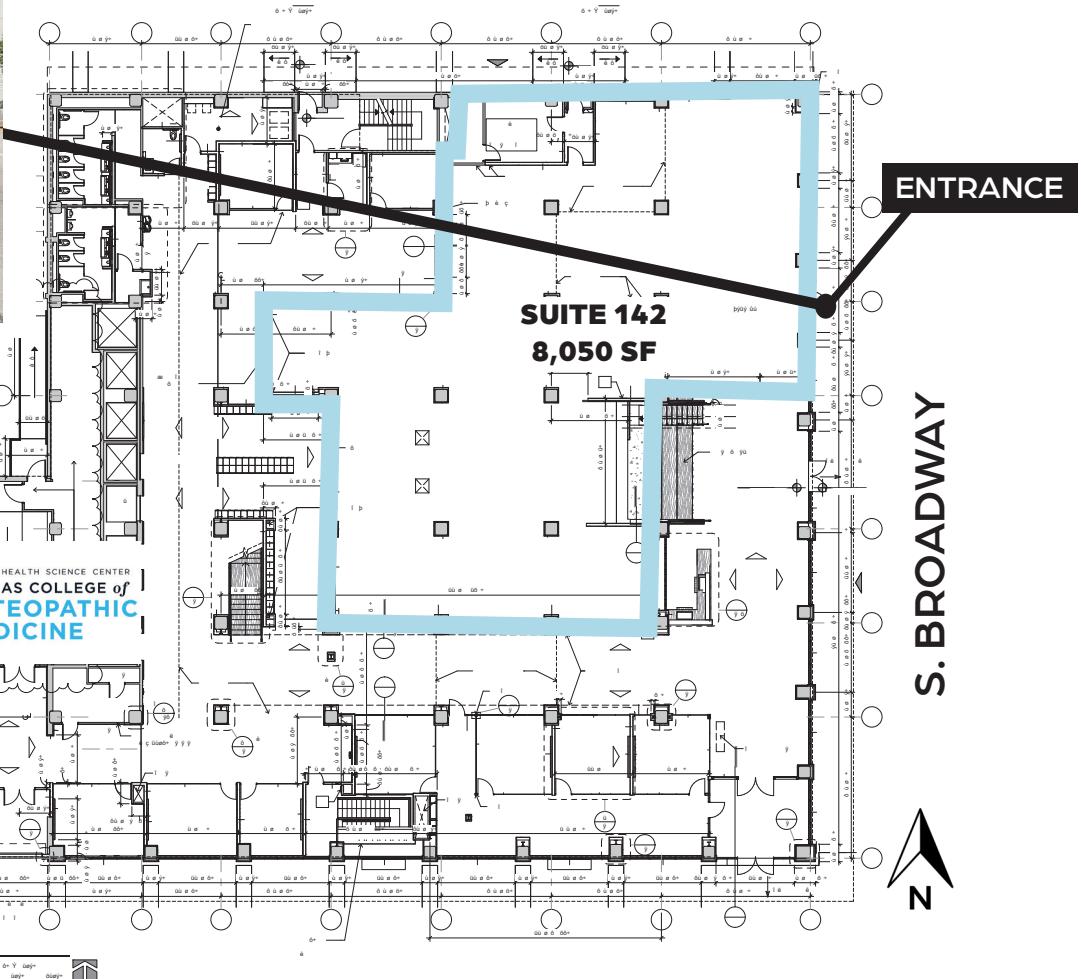
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

1ST FLOOR - FLOOR PLAN



WILLIAM



ReeceNichols
SOUTH CENTRAL KANSAS

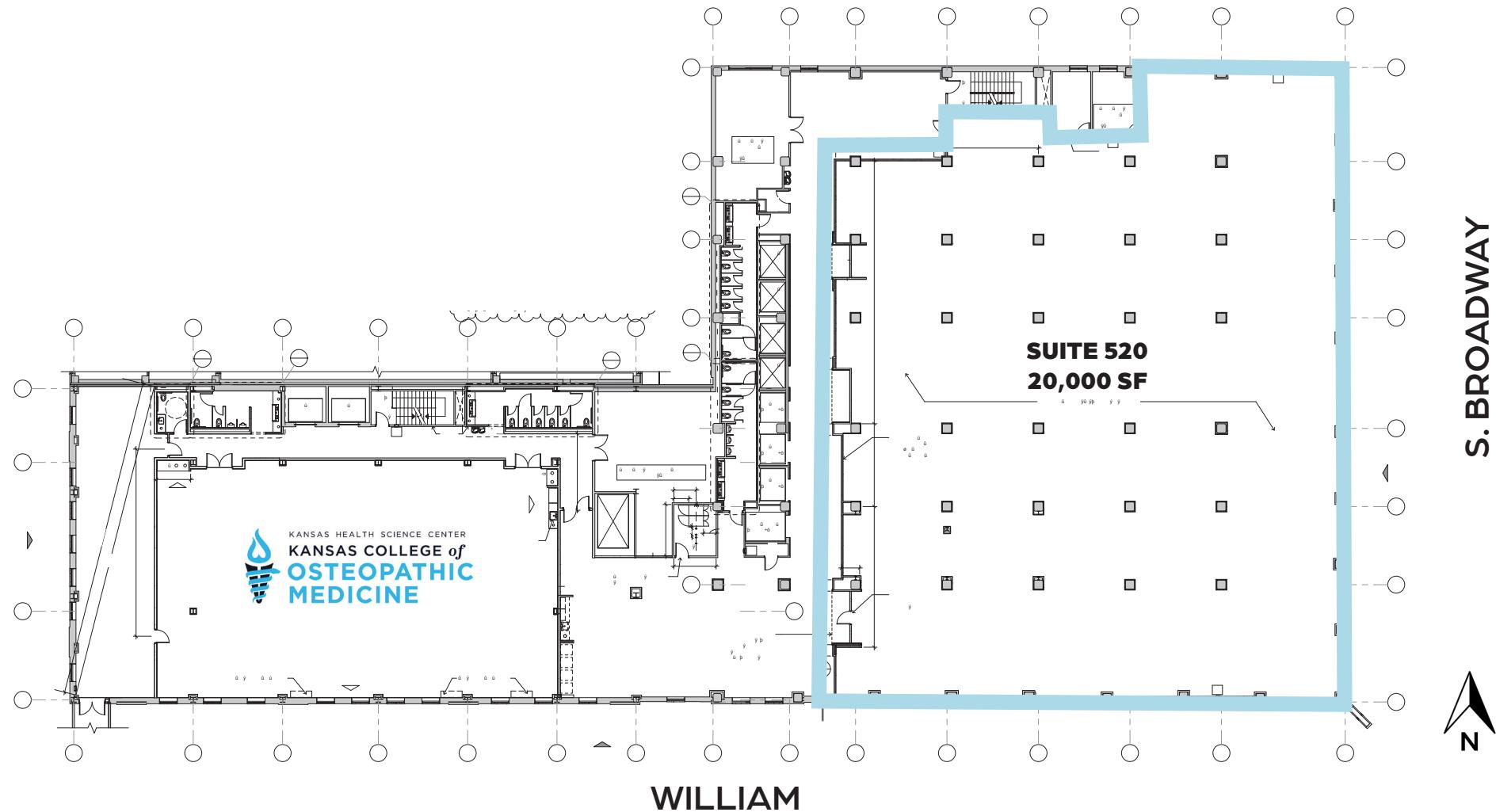
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

5TH FLOOR - FLOOR PLAN



ReeceNichols
SOUTH CENTRAL KANSAS

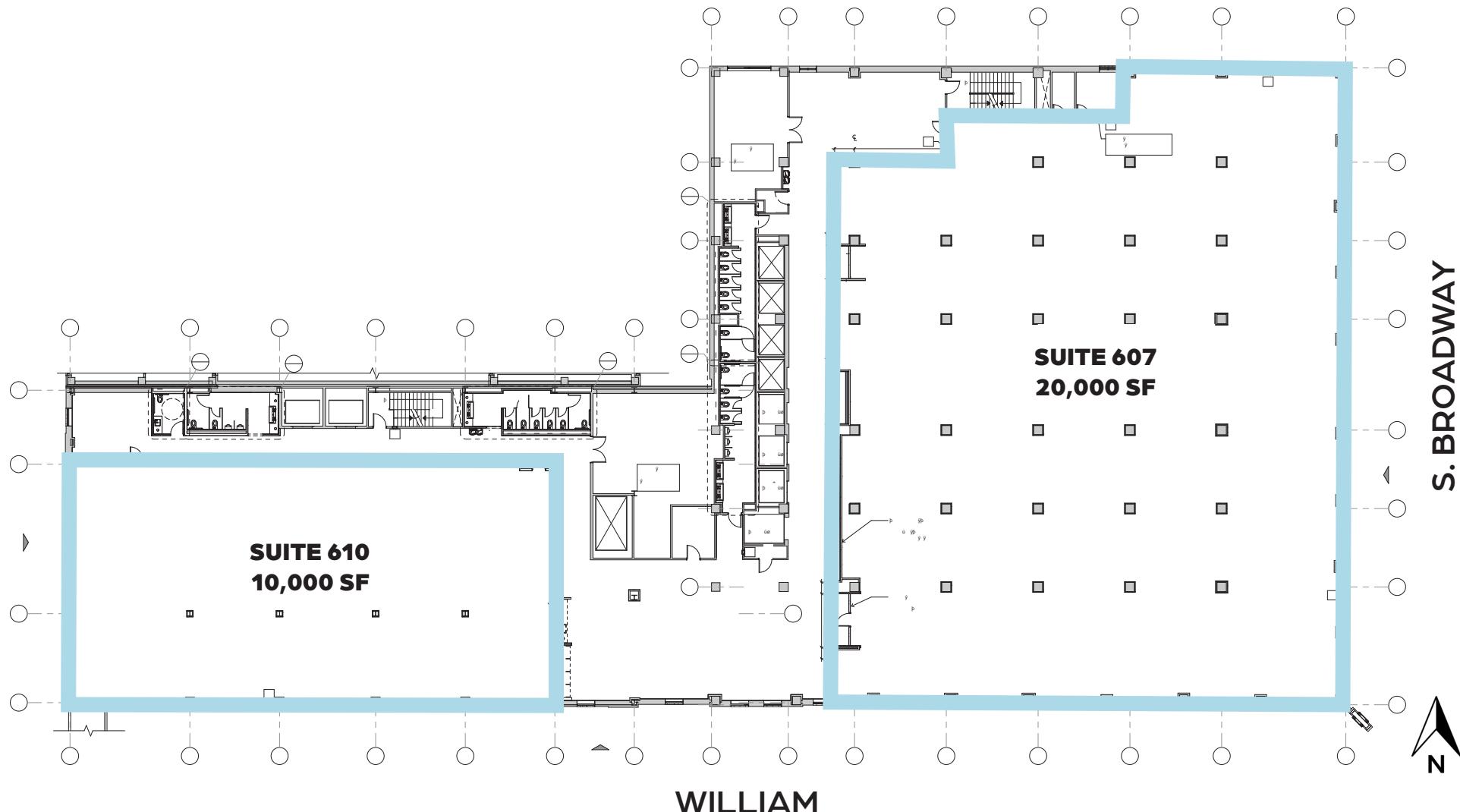
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

6TH FLOOR - FLOOR PLAN



ReeceNichols
SOUTH CENTRAL KANSAS

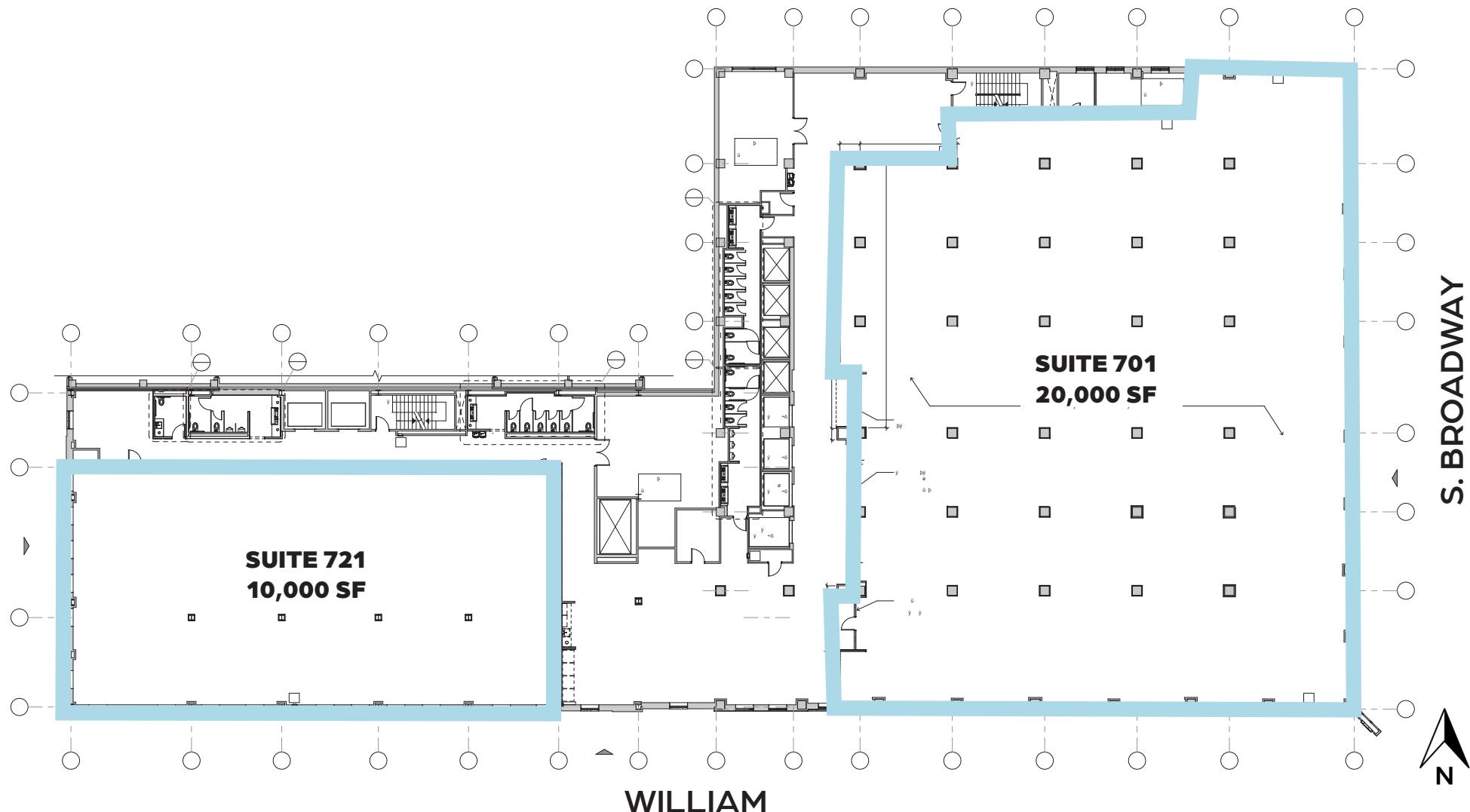
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

7TH FLOOR - FLOOR PLAN



ReeceNichols
SOUTH CENTRAL KANSAS

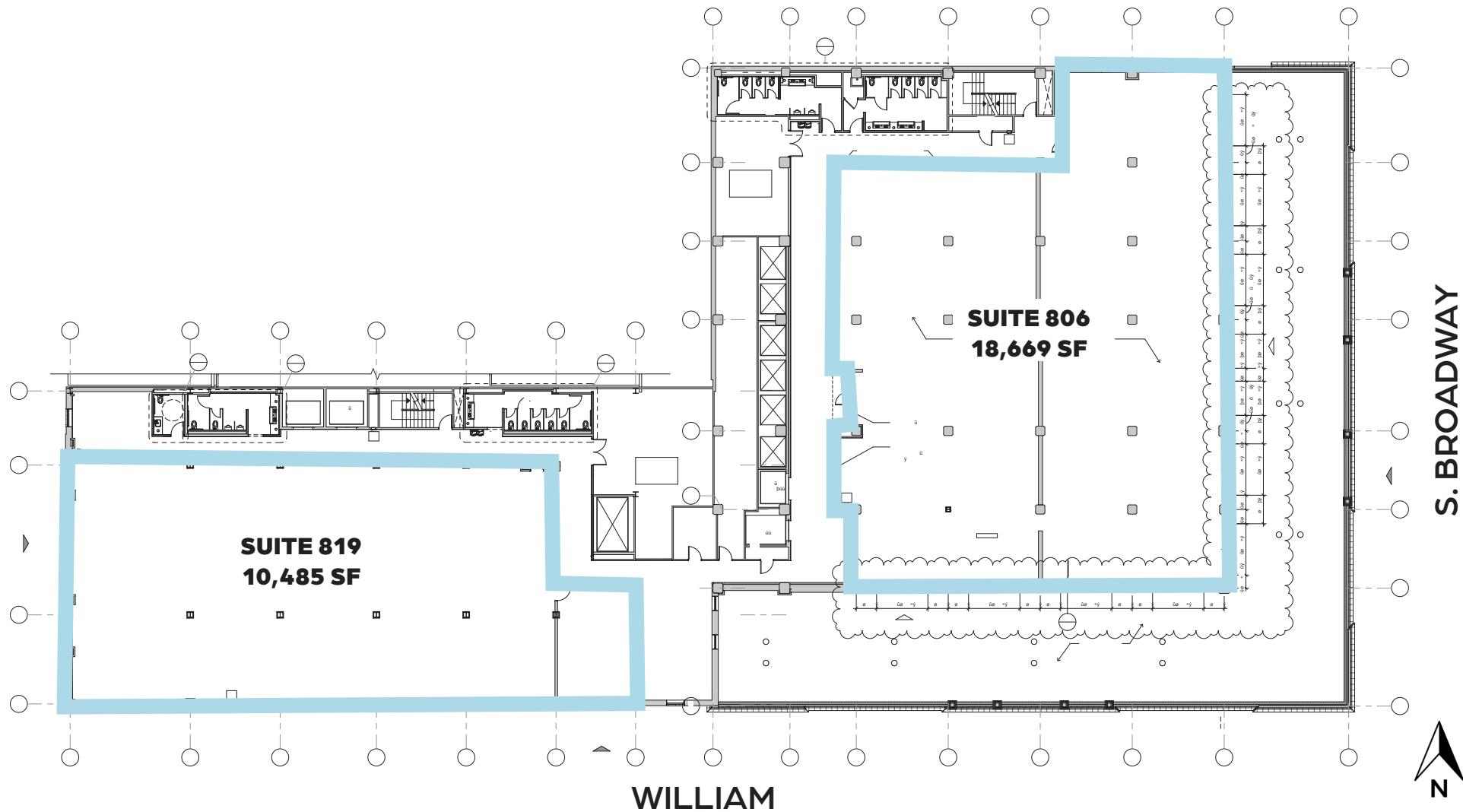
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

8TH FLOOR - FLOOR PLAN



ReeceNichols
SOUTH CENTRAL KANSAS

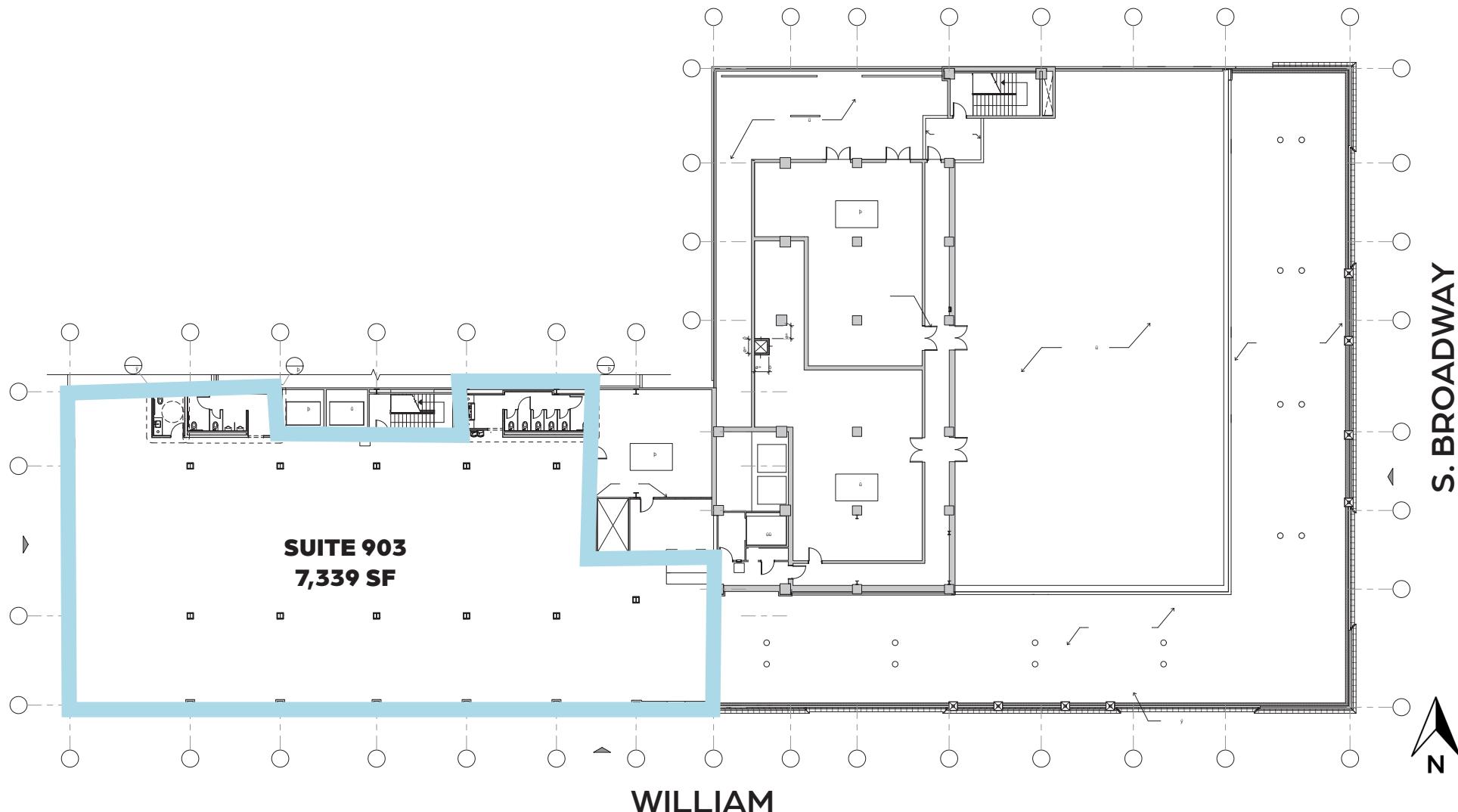
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

9TH FLOOR - FLOOR PLAN



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY: ALEX IBARRA, CCIM
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

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.**



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY: ALEX IBARRA, CCIM
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

ABOUT THE NEIGHBORHOOD



ABOUT DOWNTOWN

**\$2
BILLION**

TOTAL INVESTMENT
(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)

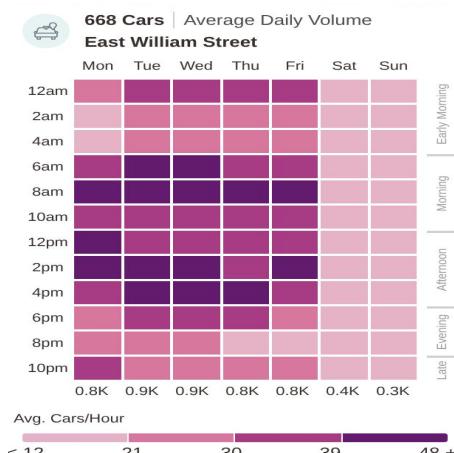
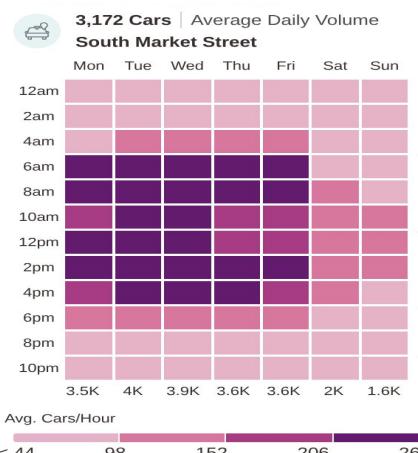
50

MAJOR MUSEUMS AND
ART GALLERIES

10 MINUTES

FROM EISENHOWER
NATIONAL AIRPORT

TRAFFIC PATTERNS



*INFORMATION PULLED FROM DOWNTOWN WICHITA AND GREATER WICHITA PARTNERSHIP



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY: ALEX IBARRA, CCIM
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM

DOWNTOWN DEVELOPMENT PROJECTS



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM

316.833.1198 | ALEXIBARRA@REECENICHOLS.COM