

TWIN LAKES CENTER FOR LEASE

2020 N. AMIDON & 1701 W. 21ST ST. N., WICHITA, KS 67203



SF AVAILABLE: 1,500 - 53,359 SF
LEASE RATE: Contact Broker
ESTIMATED NNN: \$2.78/SF
YEAR BUILT: 1964
PARKING: 670 Spaces

PROPERTY HIGHLIGHTS

- Located at the intersection of 21st Street North and Amidon with strong traffic counts.
- Pylon signage available with great visibility.
- Wichita bus route stop at 21st and Amidon.
- Neighborhood retailers include: Starbucks, Wendy's, Arby's, Pizza Hut, Dillons, Walmart, Planet Fitness, Aldi, McDonald's, and Chipotle.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,871	68,841	177,518
MEDIAN AGE	38.2	36.4	35.3
AVG. HH. INCOME	\$85,451	\$69,137	\$74,344
TRAFFIC COUNTS			
21ST & AMIDON	36,436 VPD		



Offered exclusively by: **Alex Ibarra, CCIM**
 316-292-3903 | aibarra@weigand.com

Ben Suellentrop
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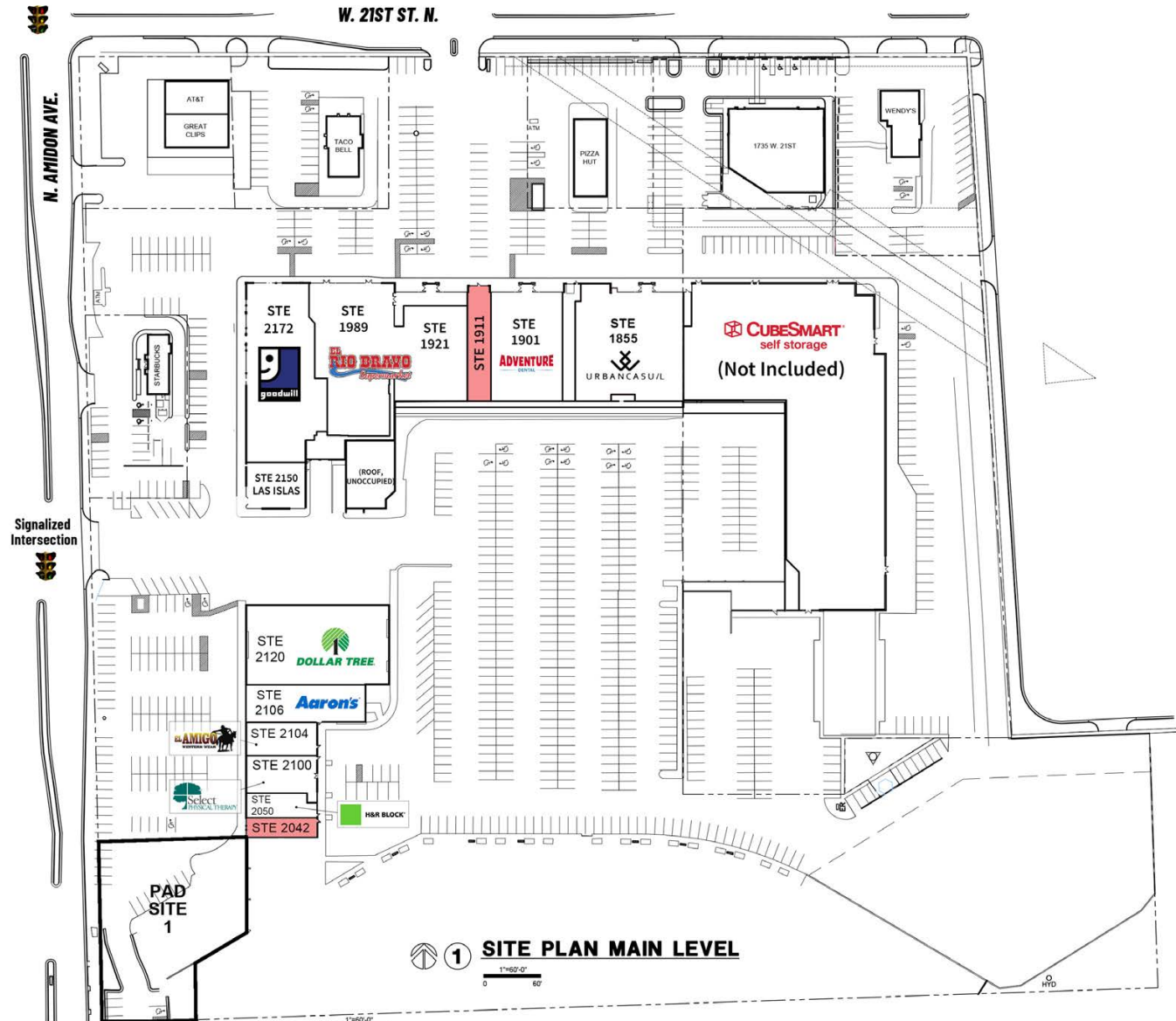
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NORTH BUILDING – MAIN LEVEL

SUITE	AVAILABLE	LEASE RATE
1911	2,934 SF	\$7.00/SF, NNN

SOUTH BUILDING – MAIN LEVEL

SUITE	AVAILABLE	LEASE RATE:
2042	1,500 SF	\$7.00/SF, NNN



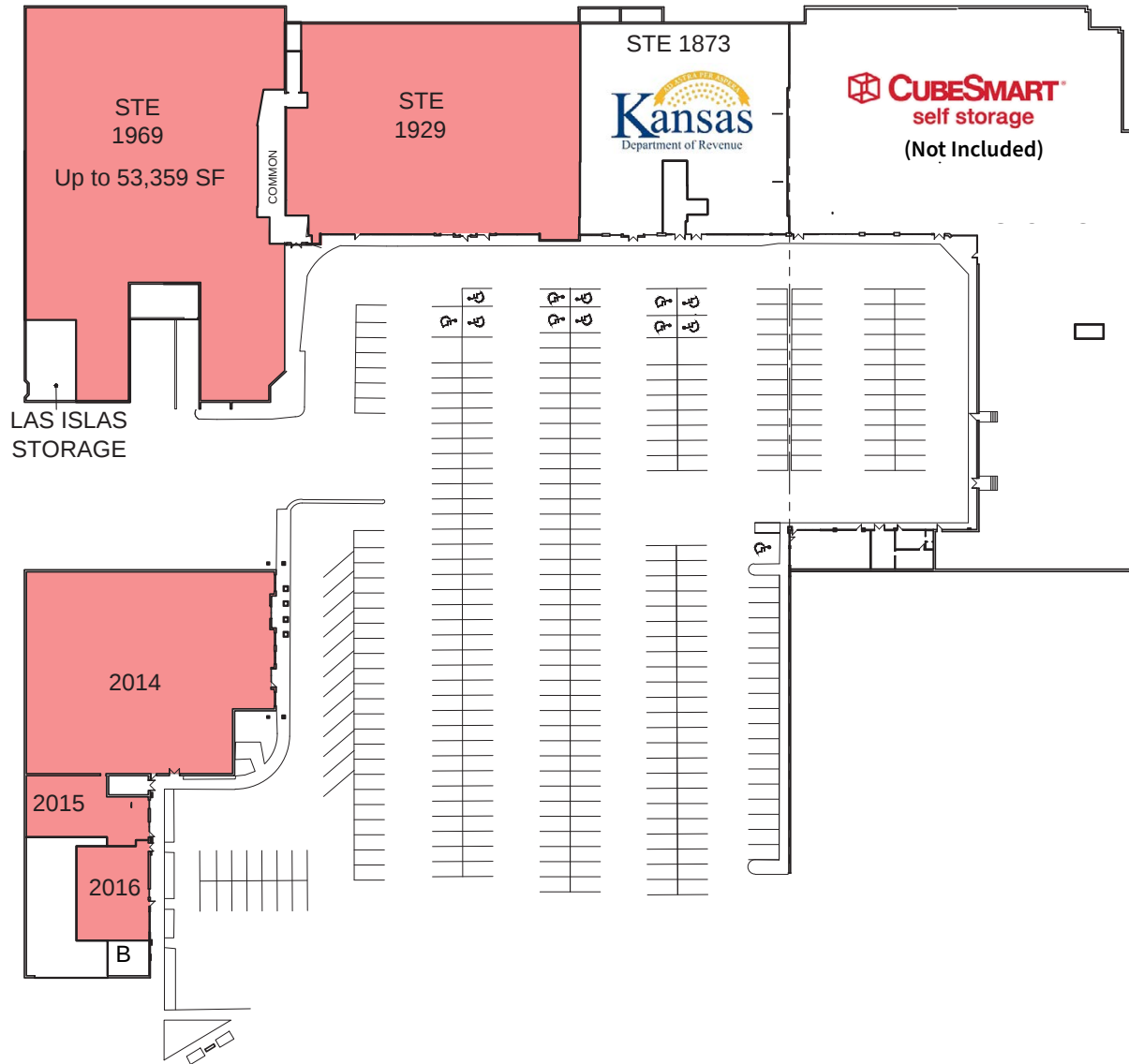
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NORTH BUILDING – LOWER LEVEL

SUITE	AVAILABLE	LEASE RATE
1929	21,740 SF	Contact Broker
1969	UP TO 53,359 SF	Contact Broker

SOUTH BUILDING – LOWER LEVEL

SUITE	AVAILABLE	LEASE RATE
2014	16,575 SF	Contact Broker
2015	2,765 SF	Contact Broker
2016	2,982 SF	Contact Broker



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	2.6 Miles		3.5 Miles		2.8 Miles
	1.7 Miles		7.2 Miles		5.5 Miles
	10.6 Miles		8.4 Miles		

PAD SITES AVAILABLE FOR SALE

PAD SITE	#1	#2
SALE PRICE:	\$349,000.00	\$300,000.00
LOT SIZE:	20,270 SF	39,426 SF



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