

CLASS A MULTI TENANT BUILDING – NE WICHITA

FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

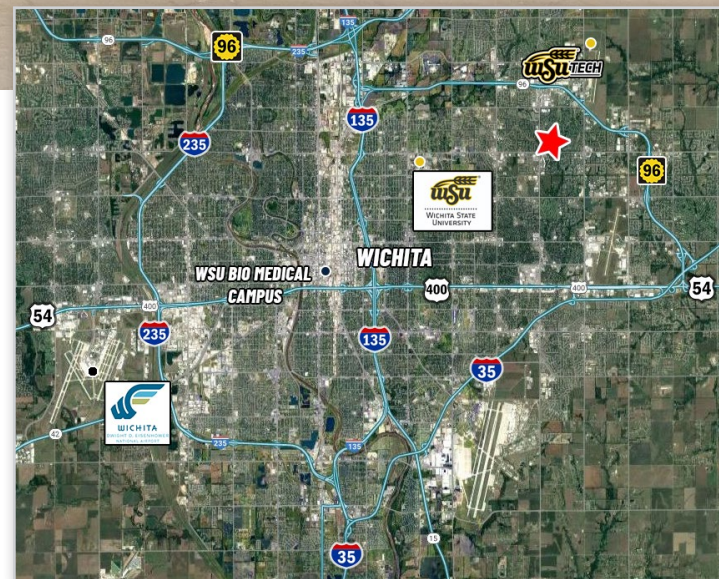
SEE VIDEO



BUILDING SIZE: 31,800 SF
AVAILABLE SPACE: 2,000 - 21,200 SF
LEASE RATE: \$28.00/SF, NNN
ESTIMATED NETS: TBD
YEAR BUILT: 2017
PARKING: Approx. 115 spaces
(7 handicap)
ZONING: Limited Commercial

PROPERTY HIGHLIGHTS

- The Heical building, a multi-tenant class A office building, is located on the northeast corner of 21st Street and Webb Road.
- Conveniently located along the Webb Road medical corridor.
- Building will be professionally managed.
- A rooftop terrace located on the second floor is perfect for hosting events.
- Close proximity to Wichita's premier shopping center Bradley Fair which includes numerous upscale restaurants, shopping and entertainment.



Offered exclusively by:

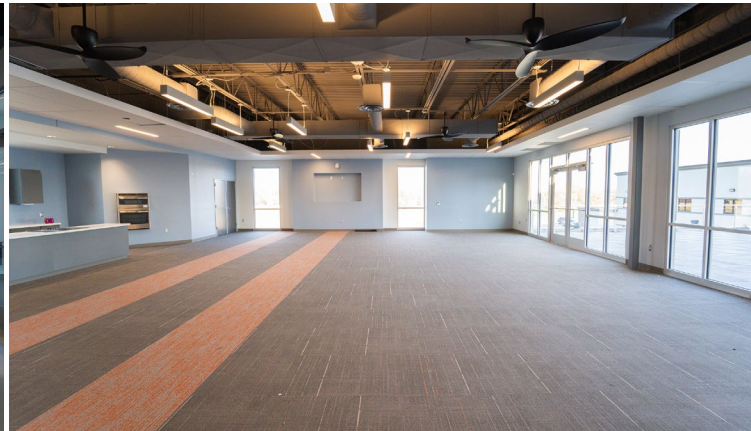
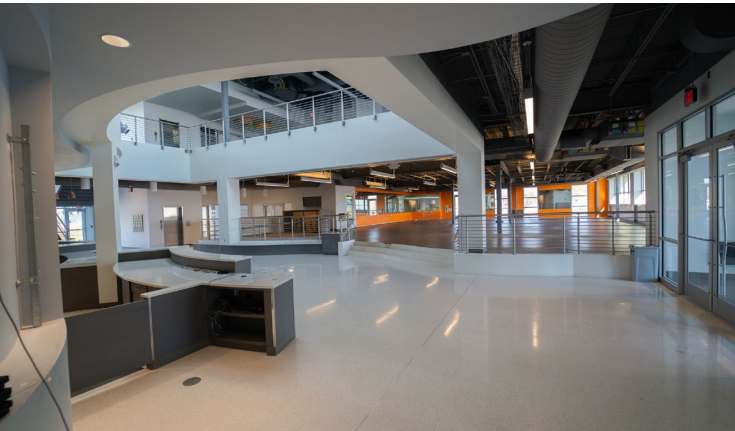
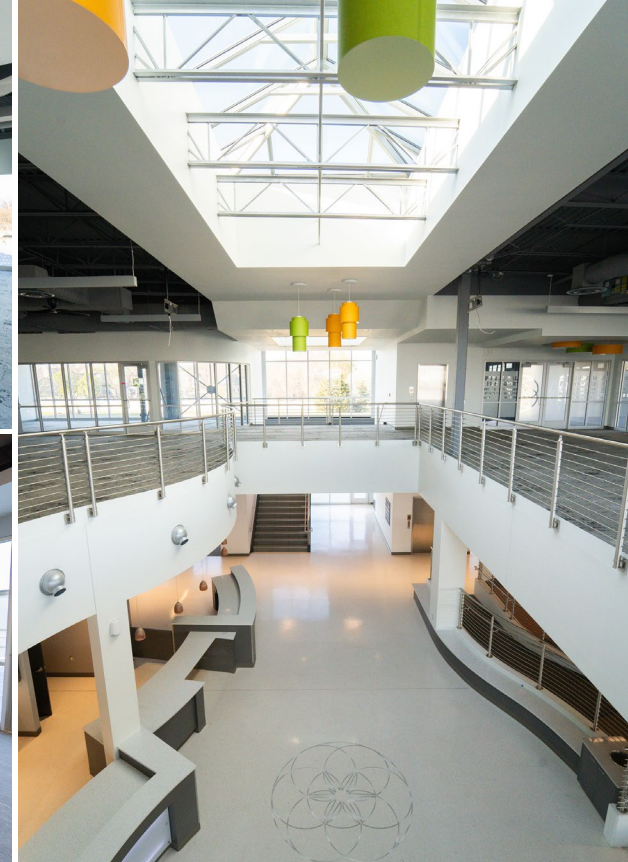
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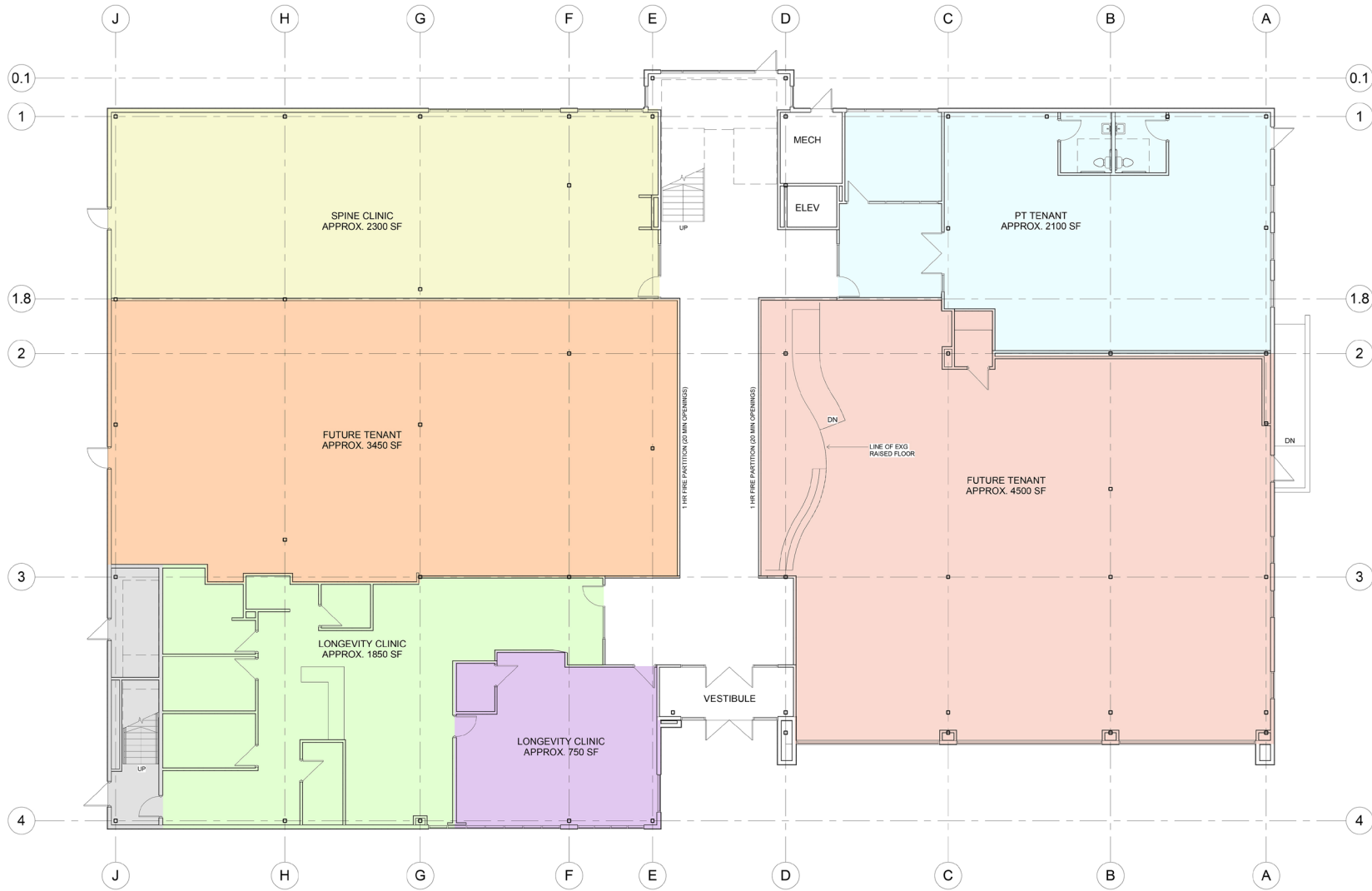
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CLASS A MULTI TENANT BUILDING - NE WICHITA

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CONCEPTUAL PLAN - 1ST FLOOR

12,850 SF AVAILABLE



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CONCEPTUAL PLAN - 2ND FLOOR

11,700 SF AVAILABLE



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,672	47,205	140,648
MEDIAN AGE	46.1	40.7	36.9
AVG. HH. INCOME	\$203,104	\$151,408	\$115,391

TRAFFIC COUNTS

21ST & WEBB RD.	38,448 VPD
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