



LANDMARK
COMMERCIAL

GLASS DOCTOR_x

WEST STREET FLEX SPACE FOR LEASE

204 N WEST ST, WICHITA, 67203

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

LEASE RATE: \$10.10/sf NNN or \$2500/month NNN

Available Space 2,970 SF

Location North of Douglas on West St

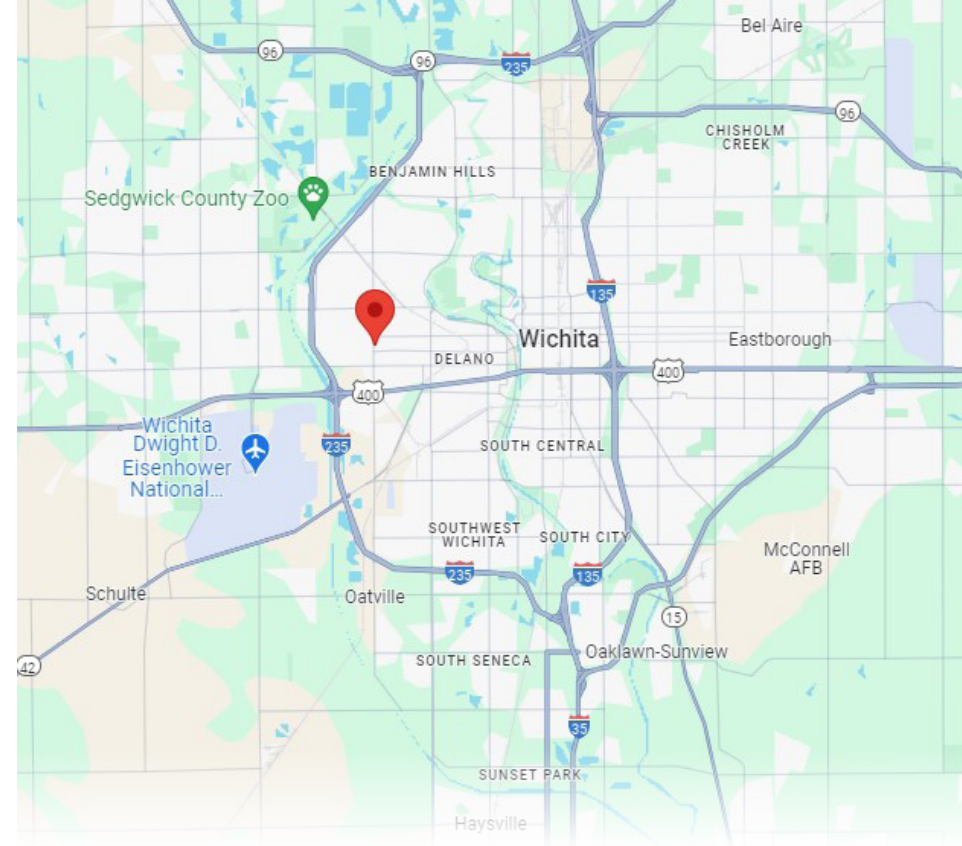
NNN \$3.99 PSF

HIGHLIGHTS

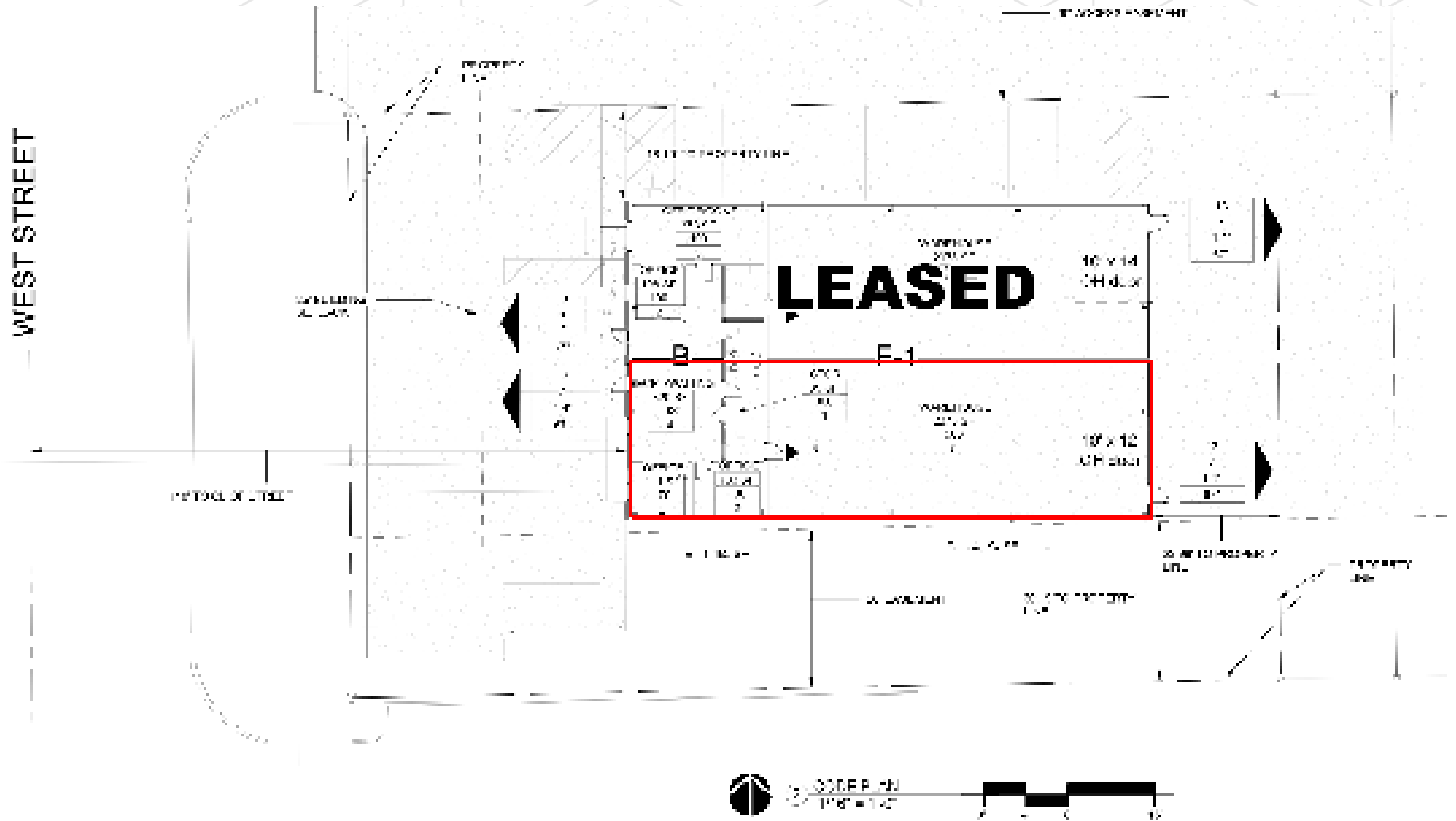
- Landlord responsible for roof, structure, and parking lot.
- Building Tenant: ICT Powerhouse
- 10' x 14' overhead door
- 14' - 18' ceiling height
- Built in 2018
- Approximately 18 parking stalls
- Located on busy West Street and close to major highways (Kellogg/US-54 & I-235)
- Area Neighbors: Super Car Guys, Sonic, West Street Burgers, QuikTrip, Dunkin Donuts, Starbucks and many more!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,149	72,726	193,387
Households	4,915	32,026	79,727
Avg HH Income	\$59,433	\$64,765	\$74,330



SITE PLAN



AERIAL



DRONE

West St. Retail

STARBUCKS COFFEE
RED LOBSTER FRESH SEA-LIVE COUSERS
SPANGLE'S
NTB TIRE & SERVICE CENTERS
DUNKIN' DONUTS
BURGER KING
Arby's
KFC
McDonald's
T-Mobile
GameStop
verizon

KELLOGG/US-54

TOWNE WEST SQUARE

W MAPLE ST.

W DOUGLAS AVE.

N 56th St

SITE

S&D Equipment

Discount Wheel & Tire

American Wallpaper Warehouse

North Star Masonic Lodge

Hanna
Heating and Air Conditioning Co.

THE Windshield Shop



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REAL ESTATE

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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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