

For Lease Wichita Business Park

Wichita, Kansas



4600 W. Kellogg

Wichita, Kansas

- 591,893 SF (Divisible to 25,000 SF)
- Estimated Delivery Q4 2025-Q1 2026
- Lease Rate: \$5.50 -\$6.75 PSF NNN



For more information:

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NAI MARTENS

1330 E Douglas Ave | Wichita, KS 67214

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For Lease

Wichita Business Park

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Building Specs:

TOTAL AREA:	591,893 SF
DIVISIBLE TO APPROX:	25,000 SF
CLEAR HEIGHT:	17'-18' for most suites. Up to 32' clear in Suites H & F
POWER:	1,500 To 3,000 amps currently available. Total Power: 16 Megawatts
SPRINKLER:	Up to, ESFR
CAR AND TRAILER PARKING:	Ample space for both car and trailer parking
OUTSIDE STORAGE:	Contact broker for options
AVAILABILITY:	Estimated Q4 2025- Q1 2026
LEASE RATE:	\$5.50- \$6.75 SF NNN
NNN CHARGES	Estimated at \$.89/SF
TI ALLOWANCE:	Negotiable

CONCEPT RENDERING | Dillards South Elevation - Proposed Concept



CONCEPT RENDERING | Tenants G & H Entrances - Proposed Concept



For Lease

Wichita Business Park

Wichita, Kansas

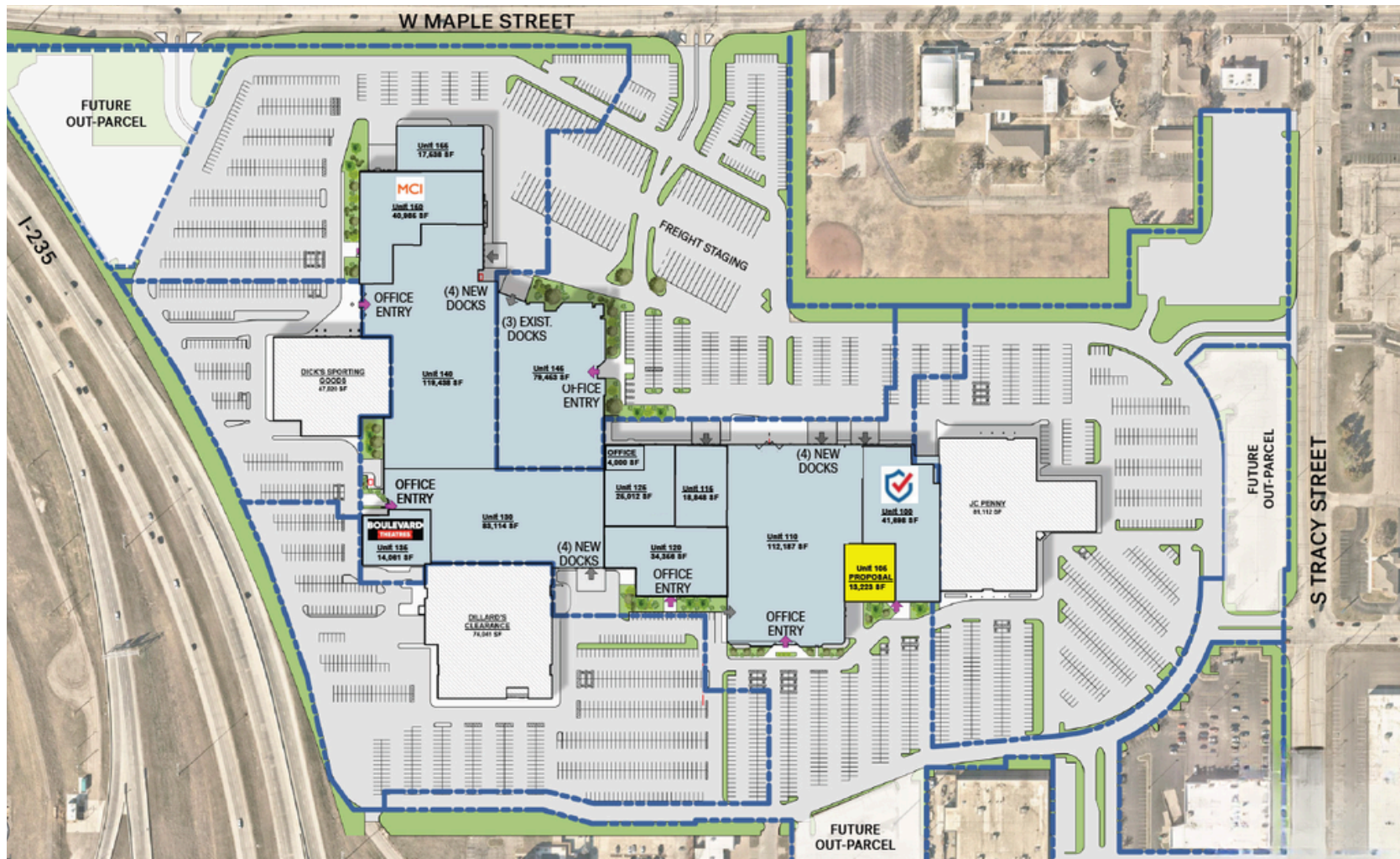


NAI Martens

Concept 1

Tenant A - 65,128 SF
Tenant B - 106,295 SF
Tenant C - 79,941 SF
Tenant D - 83,114 SF
Tenant E - 79,453 SF
Tenant F - 119,438 SF
Tenant G - 17,538 SF

Total - 550,907 SF



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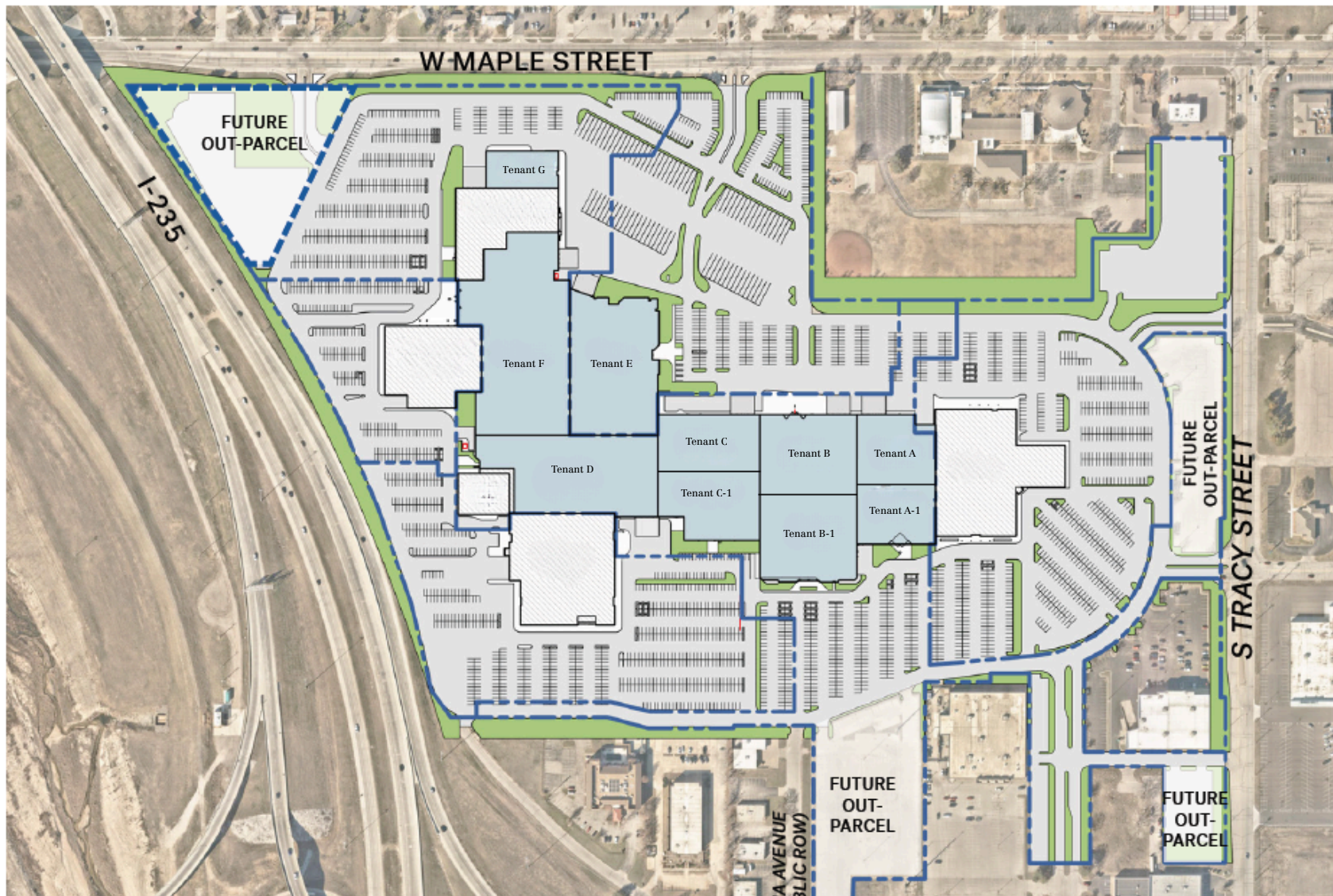


NAI Martens

Concept 2

Tenant A - 32,584 SF
Tenant A-1 - 32,684 SF
Tenant B - 63,148 SF
Tenant B-1 - 63,148 SF
Tenant C - 39,971 SF
Tenant C-1 - 39,970 SF
Tenant D - 83,194 SF
Tenant E - 79,455 SF
Tenant F - 119,438 SF
Tenant G - 17,538 SF

Total - 571,130 SF



NAI MARTENS

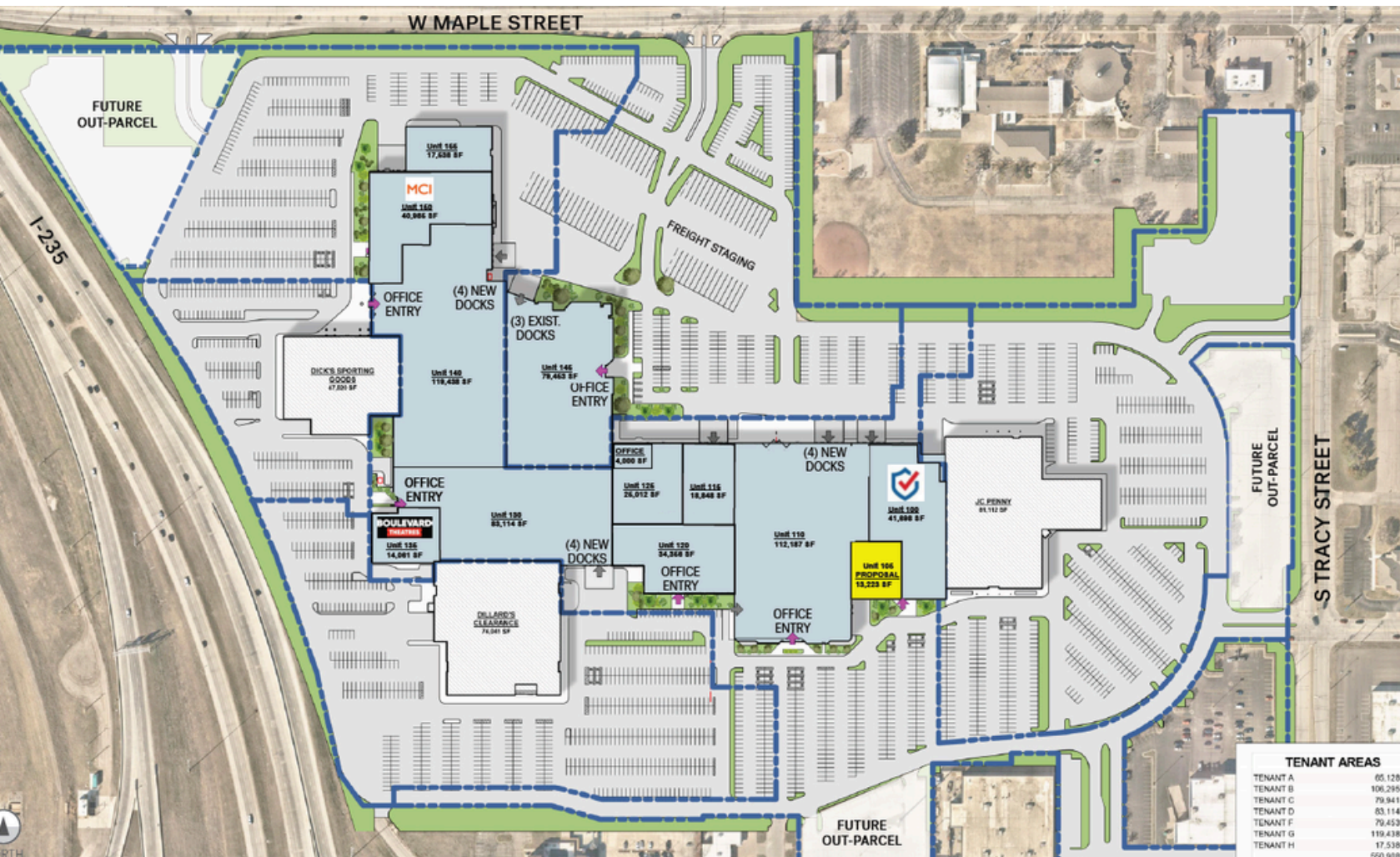
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For Lease

Wichita Business Park

Wichita, Kansas



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Concept 3

Tenant A - 65,128 SF
Tenant B - 106,295 SF
Tenant C - 79,941 SF
Tenant D - 83,114 SF
Tenant E - 79,453 SF
Tenant F - 101,697 SF
Tenant G - 76,265 SF

Total - 591,893 SF

TENANT AREAS

TENANT A	65,128 SF
TENANT B	106,295 SF
TENANT C	79,941 SF
TENANT D	83,114 SF
TENANT E	79,453 SF
TENANT F	101,697 SF
TENANT G	76,265 SF
TENANT H	550,909 SF

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For Lease

Wichita Business Park

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CONCEPT RENDERING | Tenant C Entrance - Proposed Concept



For Lease

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CONCEPT RENDERING | Overall South Elevation - Proposed Concept



For Lease

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CONCEPT RENDERING | Tenant A Entrance - Proposed Concept



NORTH
↑

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Wichita Business Park

Wichita, Kansas



CONCEPT RENDERING | Tenant F Entrance - Proposed Concept

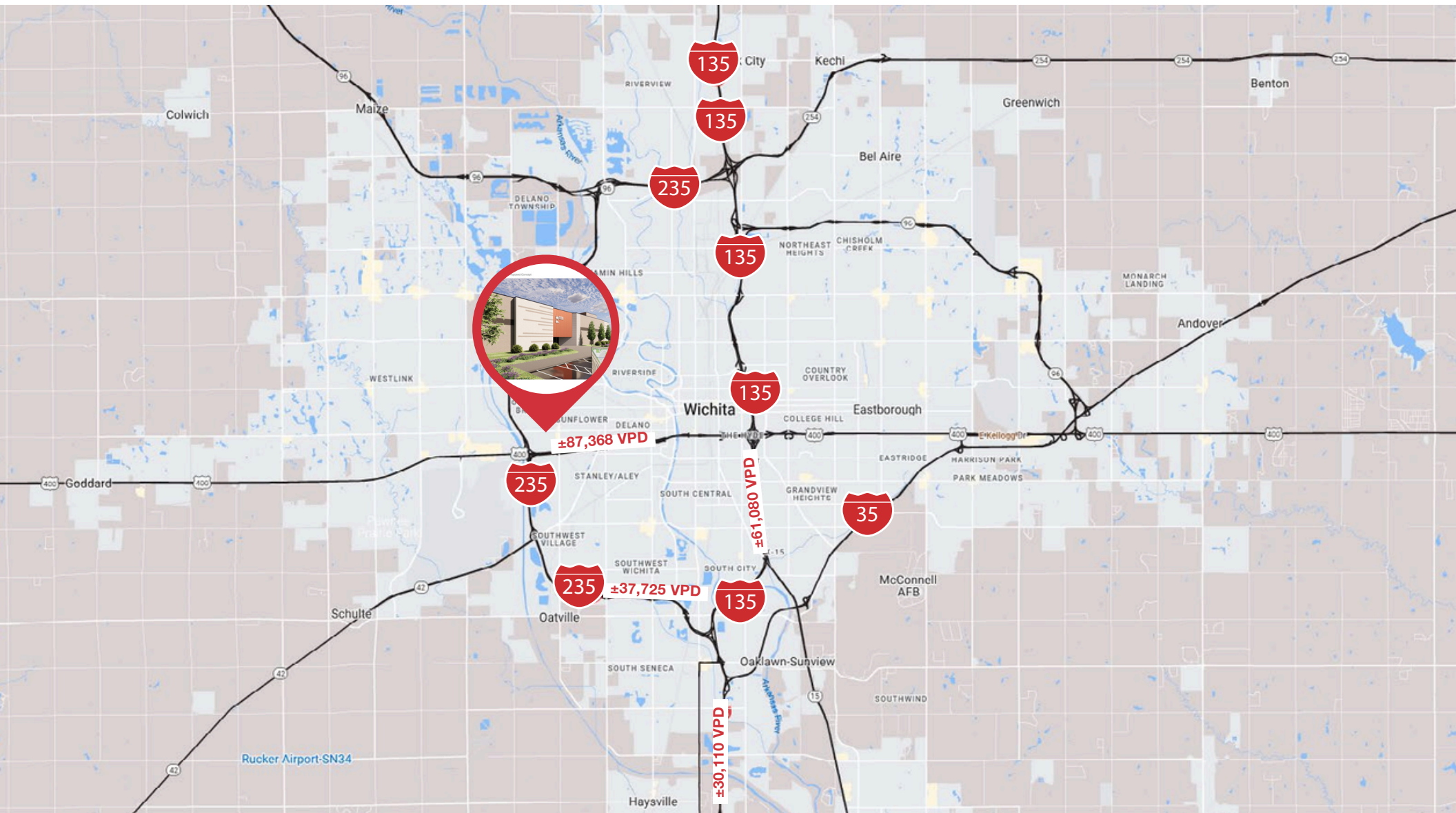


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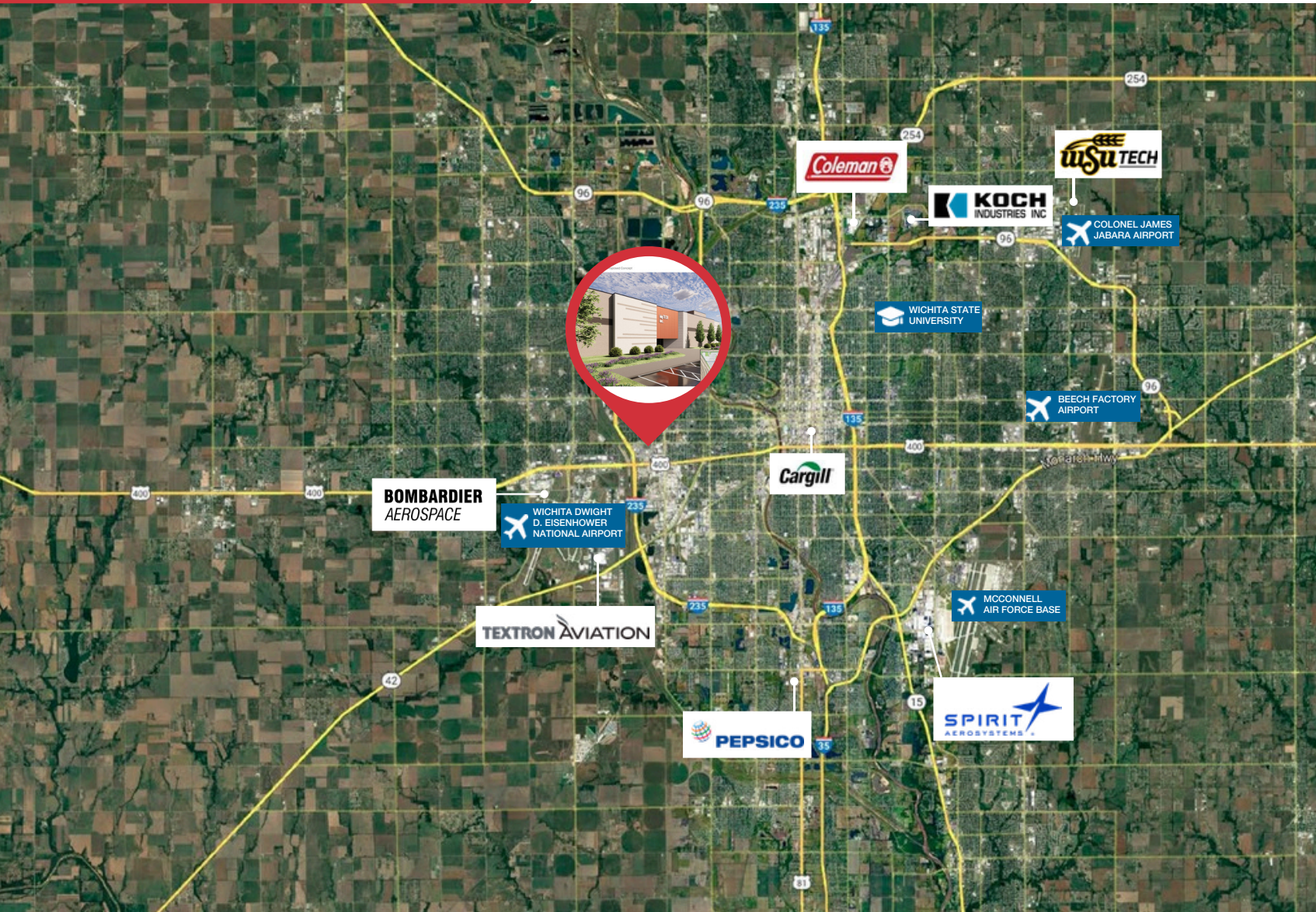
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Wichita Business Park

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Total Industrial Size of
SW Quad Market:
16,117,131 SF

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WICHITA, KANSAS

LOCATION OVERVIEW

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety. Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



#1 MANUFACTURING
SPECIALIZED REGION IN
THE UNITED STATES



#3 US ADVANCED
INDUSTRY HOT SPOT



#3 ENGINEERING HUB IN
THE NATION BEHIND ONLY
SILICON VALLEY &
HOUSTON, TX



12% BELOW AVERAGE
COST OF LIVING & #4
BEST VALUE CITY FOR
RAISING A FAMILY

DEMOGRAPHICS

WICHITA, KANSAS MSA

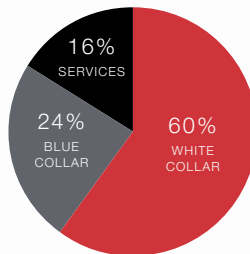
654,035
TOTAL
POPULATION

330,814
TOTAL LABOR
FORCE

\$60,539
MEDIAN
HOUSEHOLD
INCOME

37
MEDIAN AGE

EMPLOYMENT



WICHITA IS HOME TO 17
UNIVERSITIES &
TECHNICAL COLLEGES
CONTRIBUTING TO A
PIPELINE OF ALMOST
100,000 STUDENTS.



THE REGION'S CENTRAL
LOCATION GIVES DIRECT
ACCESS TO BOTH COASTS,
CANADA & MEXICO. THREE
MAJOR RAIL CARRIERS
SERVICE THE REGION.



AIR CAPITAL OF THE
WORLD - 35% OF ALL
GENERAL AVIATION PLANES
BUILT IN THE US ARE BUILT
IN KANSAS. PLUS, IT'S
HOME TO MAJOR
COMPANIES LIKE
BOMBARDIER & AIRBUS.



KOCH INDUSTRIES, INC. &
CARGILL PROTEIN ARE THE
TWO LARGEST PRIVATELY
HELD COMPANIES IN THE
US & BOTH HEADQUARTED
IN WICHITA

SOURCE: GREATER WICHITA PARTNERSHIP

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Visionary
Industries

FOR MORE INFORMATION:

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