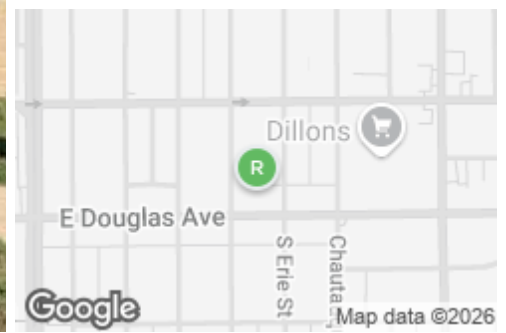


Retail / Office - Turnkey Coffee Shop Avail...

Retail: Mixed Use For Lease

2812 E Douglas ave, Wichita, KS, 67214

Prepared on June 07, 2026



Listing Details | Retail For Lease

Secondary Uses	Office, Executive Suite...	Vacant	Yes
Sublease	-	Available Date	Now
Total Available Space	3,414 SF	Days On Market	95 days
Min Div/Max Contig	3,414 SF	Date Listed	3/04/2026
Asking Rate	\$4,950 Monthly	Last Modified	6/07/2026
Lease Type	Modified Gross	Listing ID	44451452
Expenses	-	Offices	4
Signage	On Building	Entire Floor	Yes
Show Instructions	Call broker	Restrooms	3

Property Details

Building Class	-	Floors	2
Property Type	Retail	Year Built	1909
Sub Type	Mixed Use	Primary Construction	Framed
Zoning	LC	Occupancy Type	Multi-tenant
Building Status	Existing	Parcels	00137934
Building Size	3,414 SF	Legal Owner	Brody Holdings LLC
Land Size	0.13 Acres / 5,785 SF	Submarket	-
Number of Buildings	1	County	Sedgwick

Description

Now available for lease, 2812 E Douglas Ave offers 3,414 SF of mixed-use retail and office space in a highly visible East Douglas corridor. The property was previously operated as a coffee shop and is available as a turnkey café lease with equipment, providing a cost-effective opportunity for food and beverage operators to open quickly.

Lease Options:

- \$4,950/month – Turnkey coffee shop with existing equipment
- \$3,500/month – Space only (equipment excluded)

The flexible floor plan and strong street presence make this property well-suited for a variety of retail, service, and office uses. The site does not include a drive-thru, making it ideal for walk-in, neighborhood-focused, and appointment-based businesses.

Highlights:

- 3,750 SF mixed-use retail/office space
- Former coffee shop – move-in ready condition
- Turnkey option with equipment included
- Excellent visibility along E Douglas Ave

Contact



Johanna Kellner - Ledesma

316-312-3385

Johanna@kwcommercial.com



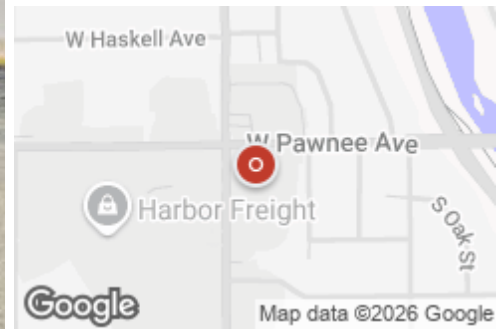
Keller Williams Signature Partners

Seneca Street Retail

2422 S Seneca, Wichita, KS, 67217

Office For Lease

Prepared on June 07, 2026



Listing Details | Office For Lease

Suite	A	Vacant	Yes
Secondary Uses	Retail	Available Date	Now
Sublease	-	Days On Market	160 days
Total Available Space	355 SF	Date Listed	12/29/2025
Min Div/Max Contig	355/355 SF	Last Modified	6/07/2026
Asking Rate	\$15.00 Annual/SF	Listing ID	38054185
Monthly Rate	\$443.75	Offices	2
Lease Type	NNN	Restrooms	1
Expenses	\$2.50	Parking Spaces	-

Property Details

Building Class	B	Building Status	Existing
Elevators	0	Building Size	5,778 SF
Property Type	Retail	Land Size	0.42 Acres / 18,106 SF
Sub Type	Freestanding	Number of Buildings	1
Zoning	LC	Floors	1

Description

Prime Retail and Office Spaces Available in Wichita, KS!

Discover the ultimate opportunity to place your business at the heart of success! Welcome to 2422 S Seneca, where our vibrant retail center invites you to thrive in an environment where opportunity meets affordability.

Retail Spaces: Embrace the energy of a bustling location offering high visibility and impressive foot traffic. Secure a vacancy for less than \$1500 a month and position your business amidst a dynamic community. Whether you're launching a new venture or expanding an established brand, this is the ideal space to captivate your audience and drive growth.

Office Spaces: Productivity and growth await in our budget-friendly office spaces starting from as low as \$550 a month. Create the perfect setting for your team to excel and innovate, surrounded by a vibrant community that fosters collaboration and success.

Contact



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316-312-3385

Johanna@kwcommercial.com



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