



PREMIER MEDICAL OFFICE SPACE

FOR LEASE 13213 W. 21ST CT. NORTH, SUITE 103, WICHITA, KS 67235

LEASE RATE	\$22.00/SF
LEASE TYPE	FULL SERVICE
SF AVAILABLE	UP TO 4,766 SF
BUILDING SIZE	32,540 SF
PARKING	175 SPACES

PROPERTY HIGHLIGHTS

- Positioned in one of Wichita's fastest-growing areas, surrounded by expanding residential rooftops and increasing household incomes – supporting long-term demand for medical and professional services.
- Servicing a population with average household incomes exceeding \$115K+ within a 1-mile radius, offering an ideal patient and client base for medical and professional users.
- Join a professionally curated tenant mix anchored by Heartland Dermatology and complementary healthcare users, creating built-in cross-referral opportunities and consistent patient traffic.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,132	39,695	95,578
AVG. HH INCOME	\$117,436	\$129,883	\$118,073
MEDIAN AGE	38.6	41.1	39.1
TRAFFIC COUNTS			
21ST ST. & W. 135TH ST.			16,094 VPD



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EXTERIOR PHOTOS



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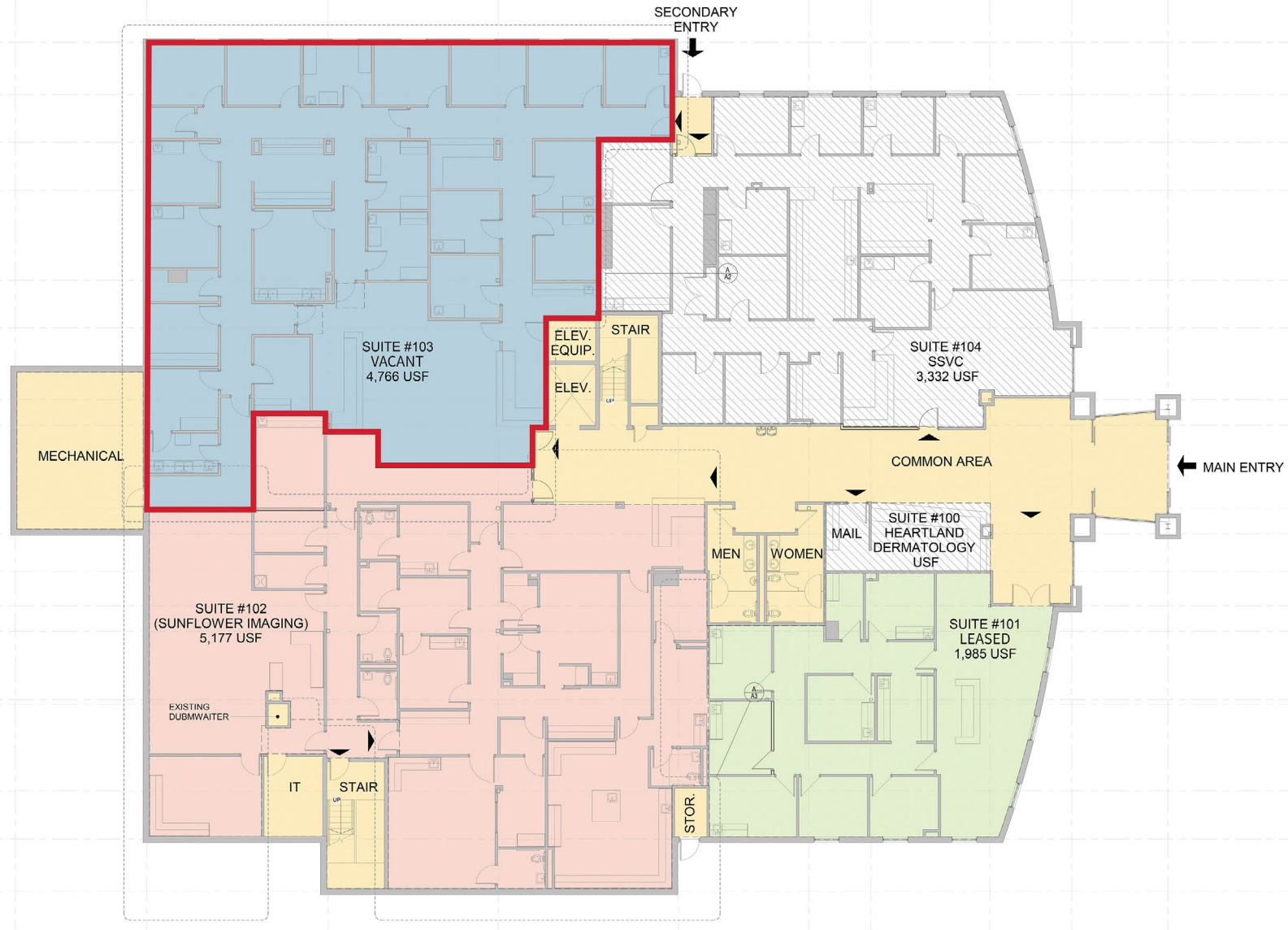
INTERIOR PHOTOS



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BUILDING PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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AERIAL VIEW



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