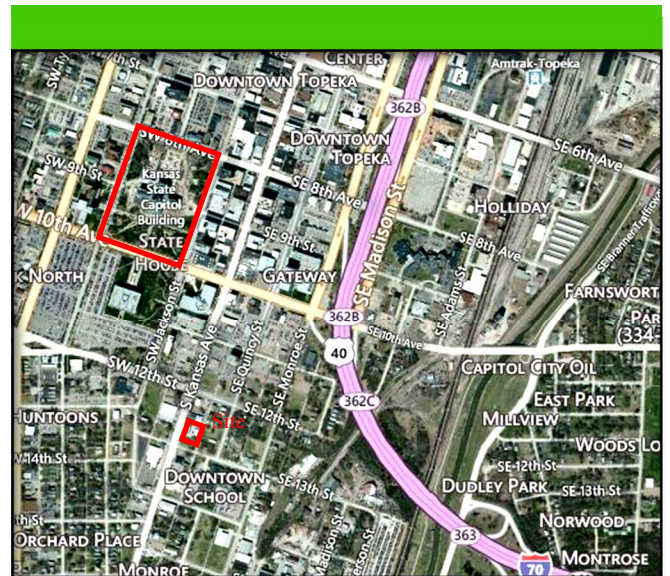


# For Lease



Type:	Office or retail.
\$/SF:	\$20.00
Site Area:	23,858 sf.
Parking:	25 spaces paved.
HVAC:	RTU's.
Dimensions:	151' x 158'.
Ceiling Ht:	12'
Lease Type:	Net.
Taxes:	\$4,667.76 annually.
Signage:	Pole Sign.
Traffic Count:	20,805 cars.

Contact:  
Chris Ruffin  
Ruffin Properties  
P.O. Box 17087, Wichita, Kansas 67217  
316.942-7940



Jon Cyphert  
Commercial RE  
8200 Thorn Drive, 50  
316.841.0880

