



LANDMARK
COMMERCIAL



OFFICE SPACE FOR LEASE/SALE

7340 W 21ST ST NORTH, WICHITA, KS

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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	\$17 PSF
SALE PRICE	\$2,850,000
BUILDING SIZE	34,754 SF
LOT SIZE	3.17 Acres
ZONING	Limited Commercial
TAXES	\$74,693.43

SUITES

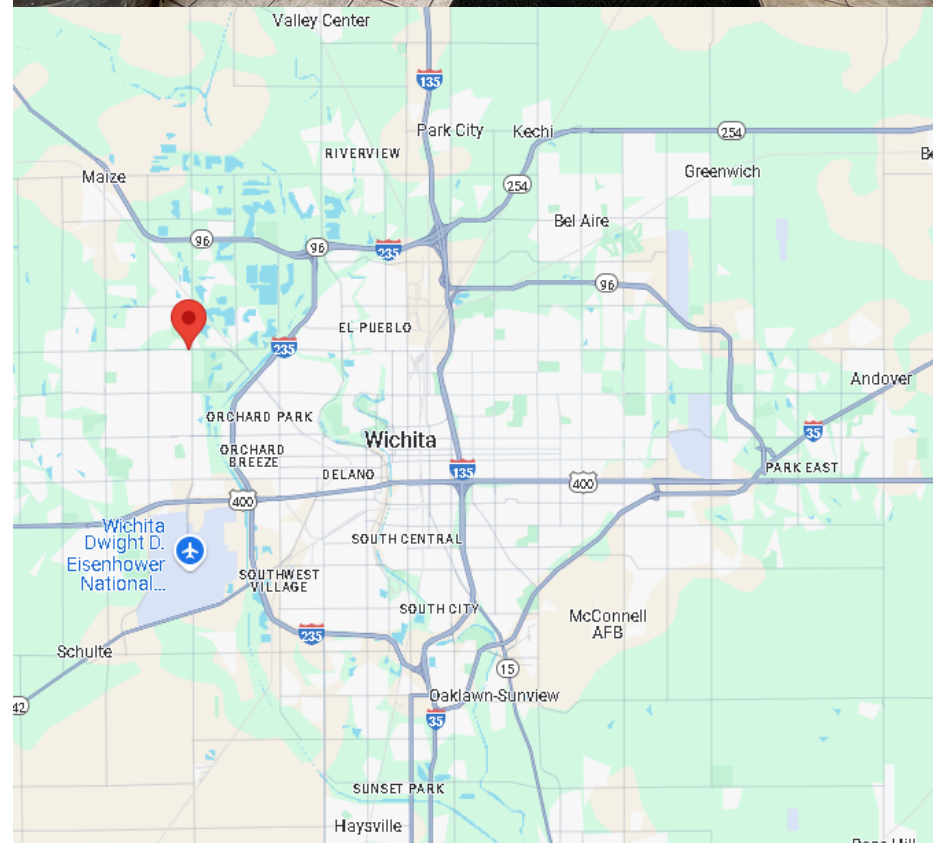
- **Suite 102B** - 361 SF:
 - Nice Open Office
 - Can be Demised
- **Suite 106** - 962 SF:
 - Large office w/kitchen area plus reception room
 - Can be demised

HIGHLIGHTS

- Northwest Wichita spaces available for general office or small medical professionals
- Signage on Ridge Rd
- Large parking lot
- Potential to demise or combine spaces
- Suites have Reflection Ridge Golf Course view
- Building Tenants: Premier Physical Therapy, Rick Drees Agency, Sunoco, Spectrum, Janus RX, Strata Insurance, Thrivent, Edwards Consulting

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,312	66,285	141,189
HOUSEHOLDS	2,405	26,985	56,817
AVG HH INCOME	\$145,457	\$101,550	\$93,560



SUITE 102B - 361 SF



SUITE 106 - 962 SF



AERIAL





LANDMARK COMMERCIAL REAL ESTATE

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For More Information

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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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