



# CLASS A OFFICE BUILDING

FOR LEASE 9758 E. 21ST ST. N., WICHITA, KS 67206

SEE VIDEO



|                       |                                    |
|-----------------------|------------------------------------|
| <b>AVAILABLE RSF</b>  | 3,357 - 13,386 RSF                 |
| <b>LEASE RATE</b>     | \$25.00/RSF, NNN                   |
| <b>ESTIMATED NETS</b> | \$10.75/RSF                        |
| <b>PARKING</b>        | Approx. 196 spaces<br>(7 handicap) |
| <b>TI ALLOWANCE</b>   | \$45.00/RSF                        |

### PROPERTY HIGHLIGHTS

- Premier Class A office space at 21st and Webb Road with excellent visibility and accessibility.
- Located within the Webb Road medical corridor, ideal for healthcare and professional services.
- Second floor rooftop terrace with a newly designed kitchenette and bar, providing a distinctive venue for meetings, events, and collaborative work.
- Signage will be available above entries to offices – examples in the renderings.
- Close to Bradley Fair, Wichita’s destination for upscale dining and retail.

### AREA NEIGHBORS INCLUDE



|           | TENANT     | SUITE SIZE | AVAILABILITY                |
|-----------|------------|------------|-----------------------------|
| 1ST FLOOR | SUITE 101  | 3,083± RSF | Healcal Health and Wellness |
|           | SUITE 102A | 3,817± RSF | LEASED                      |
|           | SUITE 102B | 2,431± RSF | Prime Medical               |
|           | SUITE 103  | 3,496± RSF | Elite Diagnostics           |
|           | SUITE 104  | 3,564± RSF | AVAILABLE                   |
| 2ND FLOOR | SUITE 201  | 3,357± RSF | AVAILABLE                   |
|           | SUITE 202  | 4,994± RSF | AVAILABLE                   |
|           | SUITE 204  | 5,035± RSF | AVAILABLE                   |



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## CONCEPTUAL PLAN - 1ST FLOOR

3,564 SF AVAILABLE



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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**CONCEPTUAL PLAN - 2ND FLOOR**

13,386 SF AVAILABLE



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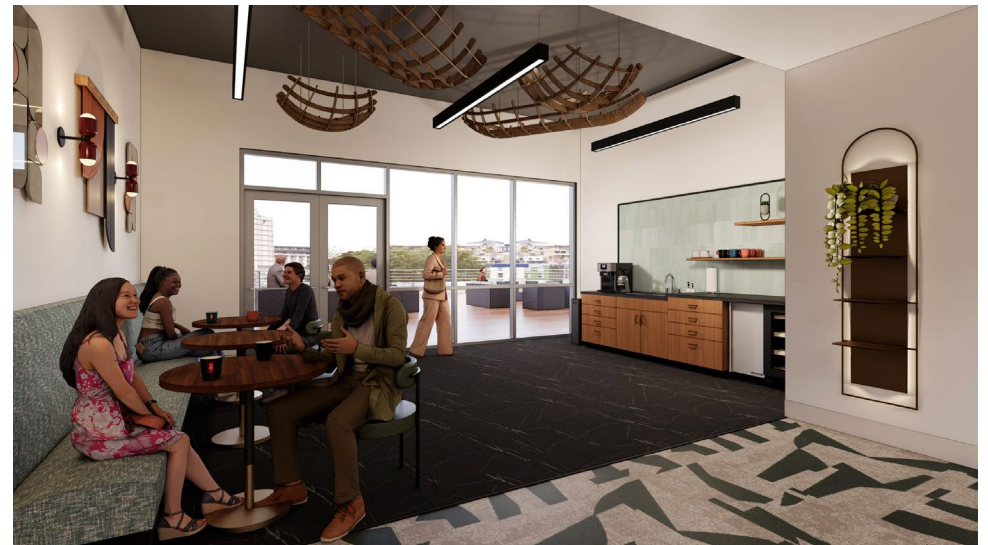
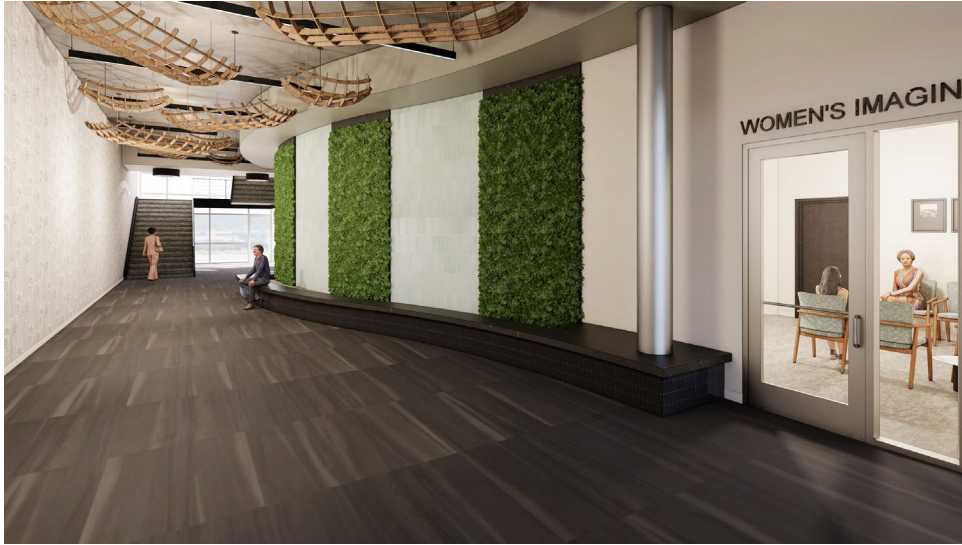
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## CONCEPTUAL RENDERINGS



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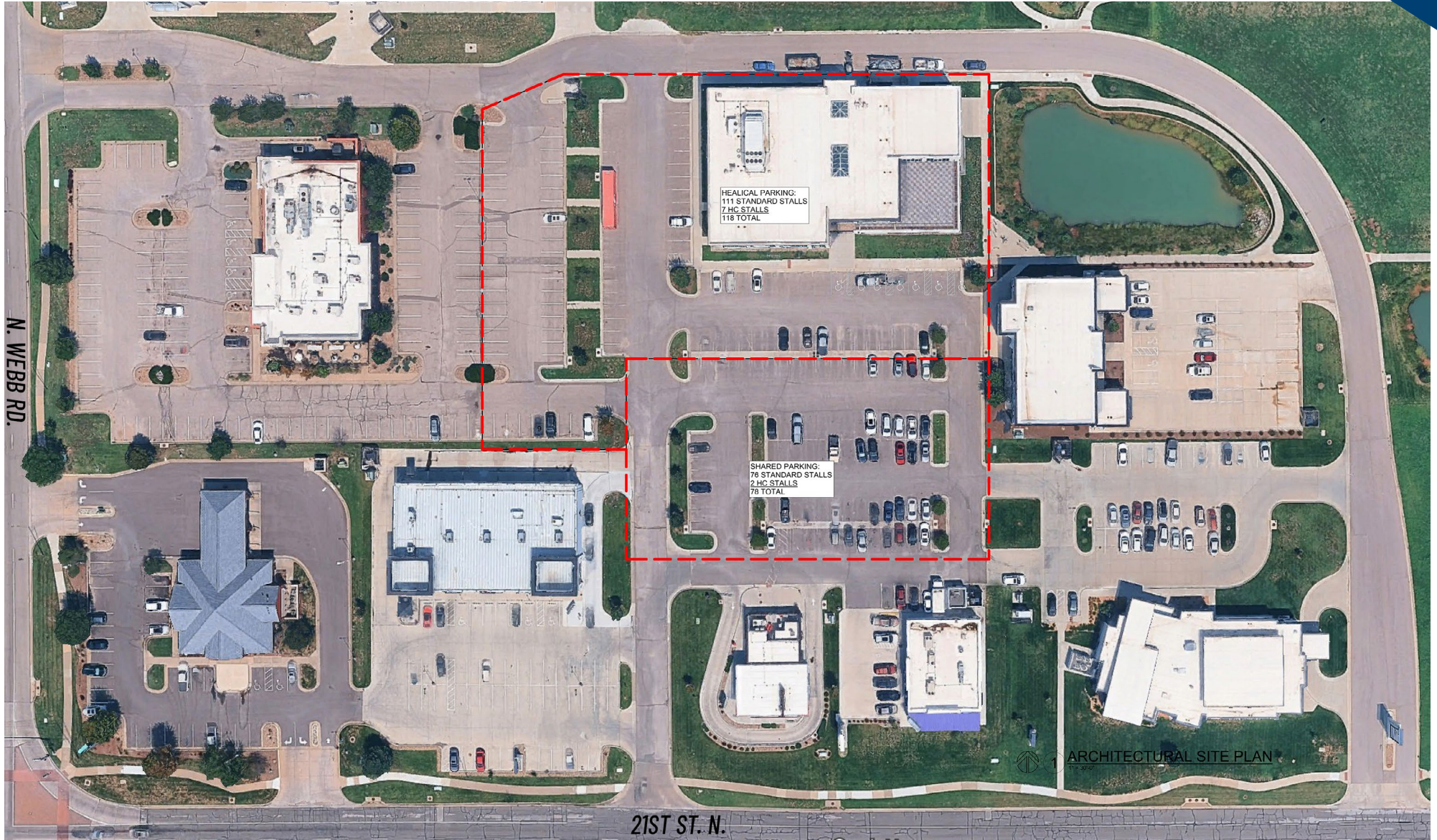
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## PARKING PLAN



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AERIAL VIEW



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