

WEIGAND

COMMERCIAL



PROFESSIONAL OFFICE/RETAIL IN NE WICHITA

FOR LEASE 2621 N. GREENWICH RD., SUITE 800, WICHITA, KS 67226

| | |
|-----------------------|---|
| AVAILABLE SF | 1,768 SF |
| LEASE RATE | \$23.00/SF, NNN |
| PARKING | 113 |
| ESTIMATED NETS | \$4.89/SF |
| YEAR BUILT | 2007 |
| ZONING | LI |
| 2025 TAXES | Generals: \$87,828.43 Specials: \$100.00 |

PROPERTY HIGHLIGHTS

- Professional office/retail space available for lease in northeast Wichita.
- Ideal for corporate office, medical, financial, and professional service firms.
- Located in one of northeast Wichita's fastest-growing corridors.
- Excellent access to Hwy. K-96 and Greenwich Road.
- The nearby Children's Mercy Hospital project is expected to serve as a major regional draw, bringing sustained traffic, workforce density, and long-term commercial demand – creating an ideal environment for national and regional operators.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|--------------------------|
| POPULATION | 3,730 | 35,065 | 114,106 |
| AVG. HH INCOME | \$160,205 | \$164,348 | \$129,426 |
| MEDIAN AGE | 39.4 | 39.6 | 36.7 |
| TRAFFIC COUNTS | | | |
| GREENWICH ROAD HWY. K-96 | | | 10,486 VPD 30,150 VPD |

AREA NEIGHBORS INCLUDE



Austin Swisher, CCIM
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INTERIOR PHOTOS



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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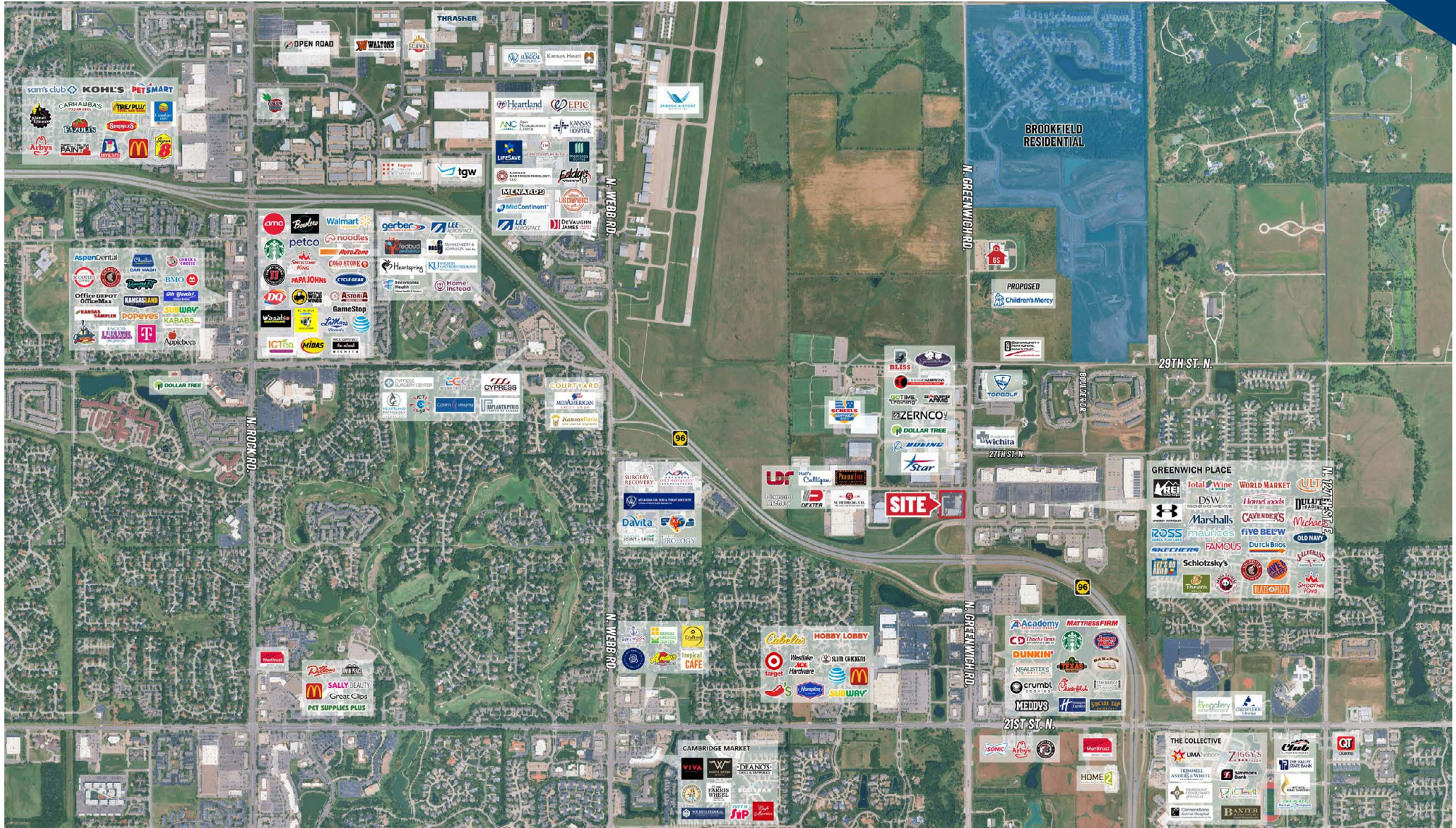
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AERIAL VIEW



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