

Ground Lease Available

436 S. Topeka Wichita, KS 67202



NEGOTIABLE



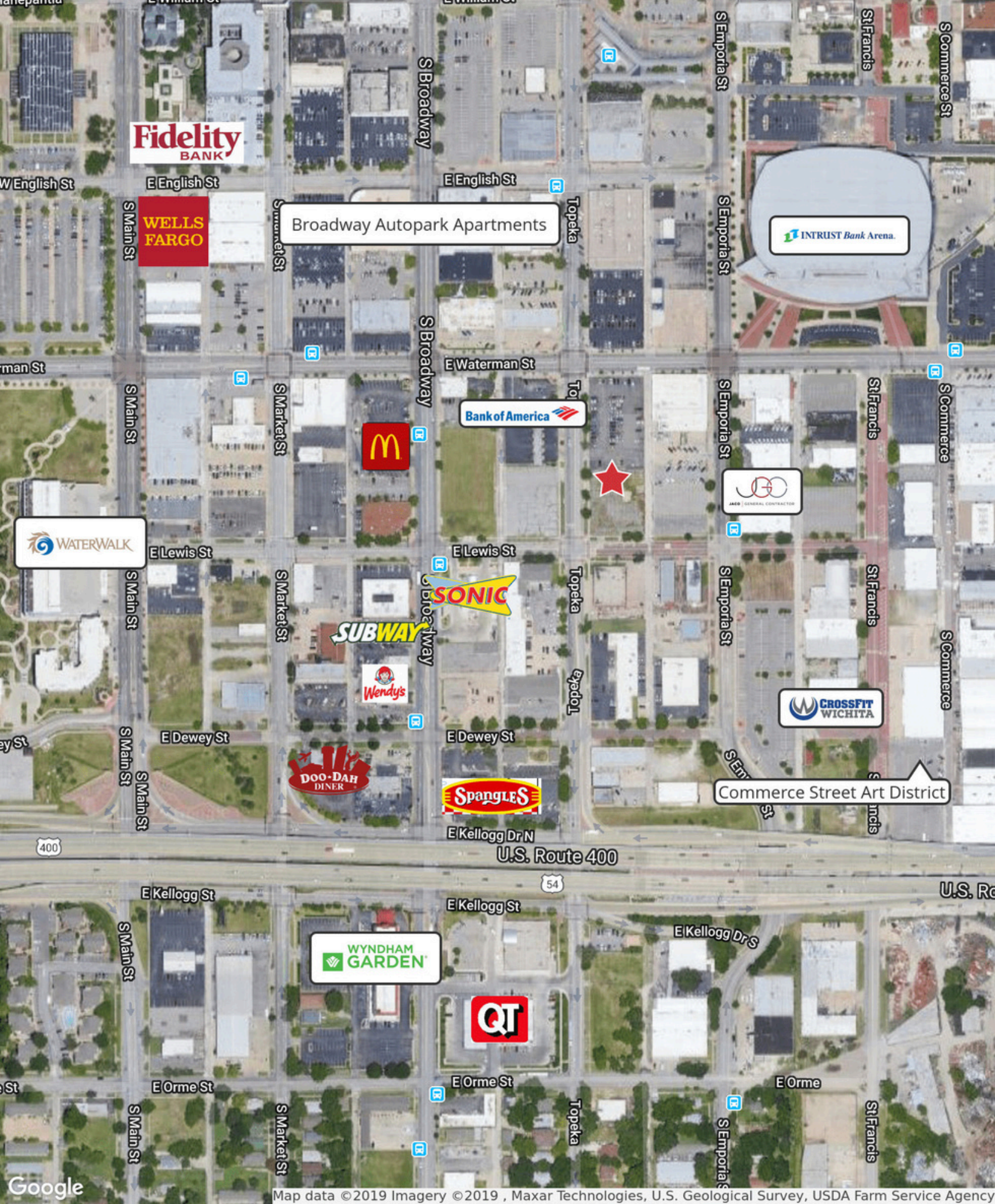
Retail Ground Lease | 8,262 SF

NAI Martens presents the opportunity to ground lease 8,262 sq. feet of Retail/Restaurant space in an expanding area of Downtown Wichita. Located at Topeka and Lewis Street, this site offers quick access to major Highway US-54, Intrust Bank Arena, and Downtown offices and attractions, this area has seen a great amount of redevelopment with strong plans to continue.

- Expanding area Wichita's Central Business District
- Excellent access to US-54 Highway and Downtown Offices
- Potential Uses: Small retail/Quick-Service Restaurant
- High traffic on Topeka

PROPERTY DETAILS	
GROUND LEASE RATE	Negotiable
LOT SIZE	8,262 SF
ZONING	Central Business District (CBD)
DIMENSIONS	81' x 102'

- \$1.1-million FireWorx Co-Working Project
- \$205-million Intrust Bank Arena for entertainment
- \$54-million Union Station Project on Douglas Ave.
- \$23-million Spaghetti Works District Project
- Large downtown employers in the area



Fidelity BANK

WELLS FARGO

Broadway Autopark Apartments

INTRUST Bank Arena

Bank of America



WATERWALK

SONIC

SUBWAY



SPANGLES

Commerce Street Art District

CROSSFIT WICHITA

WYNDHAM GARDEN



Google

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Naimartens

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