

FOR SALE or LEASE

12219 E Central Wichita, KS 67206



Class A Office | 11,591 S F

Very well-maintained Class A Office Building located in North East Wichita, KS. The two-story building totals 11,591 SF and sits on just over 1 acre of land that includes 49 parking stalls and tremendous views of a quite well shaded pond. The property is conveniently located off East Central Avenue with great frontage, signage, and easy access to the Kansas Turnpike, K-96 Hwy, and US Hwy 54. The property provides Class A experience to any Tenant, Owner Occupant, or Investor. The building is currently occupied by a Medical Office Tenant of 10 years, whose lease is near expiring. Operating expenses and financials available upon request.

OFFERING SUMMARY

SALE PRICE	Contact Listing Broker
LEASE RATE	\$15.00/SF (NNN)
BUILDING SIZE	11,591 SF
AVAILABLE	December 2019

10 MILES INFORMATION



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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Office



AVAILABLE SPACES

First Floor	6,809 SF
Second Floor	4,782 SF
Total Building	11,591 SF

PROPERTY HIGHLIGHTS

- Two-Story Class A Office/Medical Building
- For Sale or For Lease
- 11,591 Total SF
- Common Area- 1,023 SF
- Built in 2009
- High Visibility from East Central Avenue
- Monument LED Signage Available
- Balcony Patio Overlooking a Pond
- Door Side Parking- 49 Stalls
- Easy Access to Kansas Turnpike (I-35), Hwy K-96, and E Kellogg (US Hwy 54)
- Well Landscaped
- Available December 2019

For Sale

Office

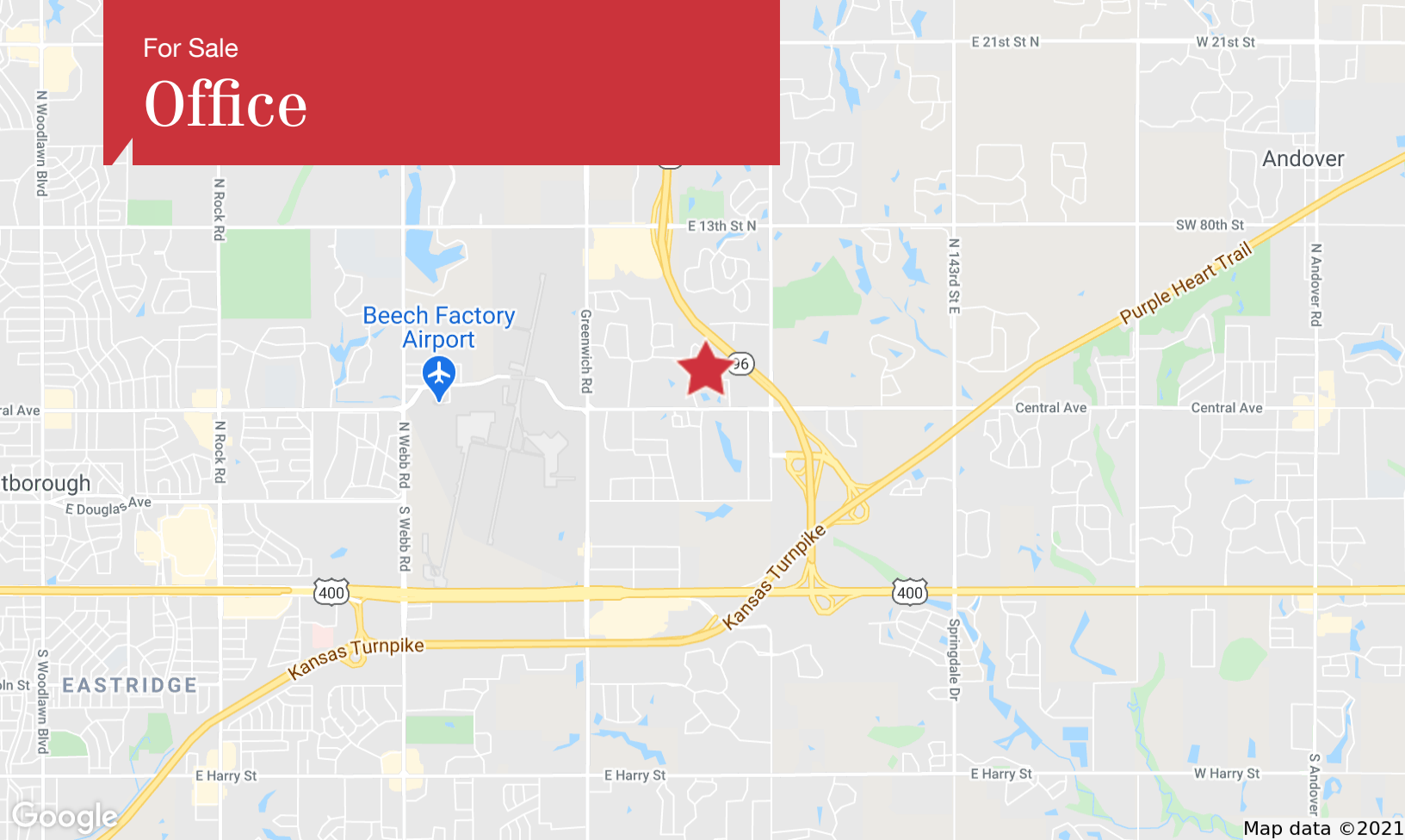


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Located along E Central Ave with quick access to I-35, K-96 and US-400



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