

# FOR SALE or LEASE

12219 E Central Wichita, KS 67206

**NaimMartens**



## 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



274,862

TOTAL POPULATION



109,353

TOTAL HOUSEHOLDS



\$64,423

AVERAGE HH INCOME

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## AVAILABLE SPACES

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

## PROPERTY HIGHLIGHTS



# FOR SALE

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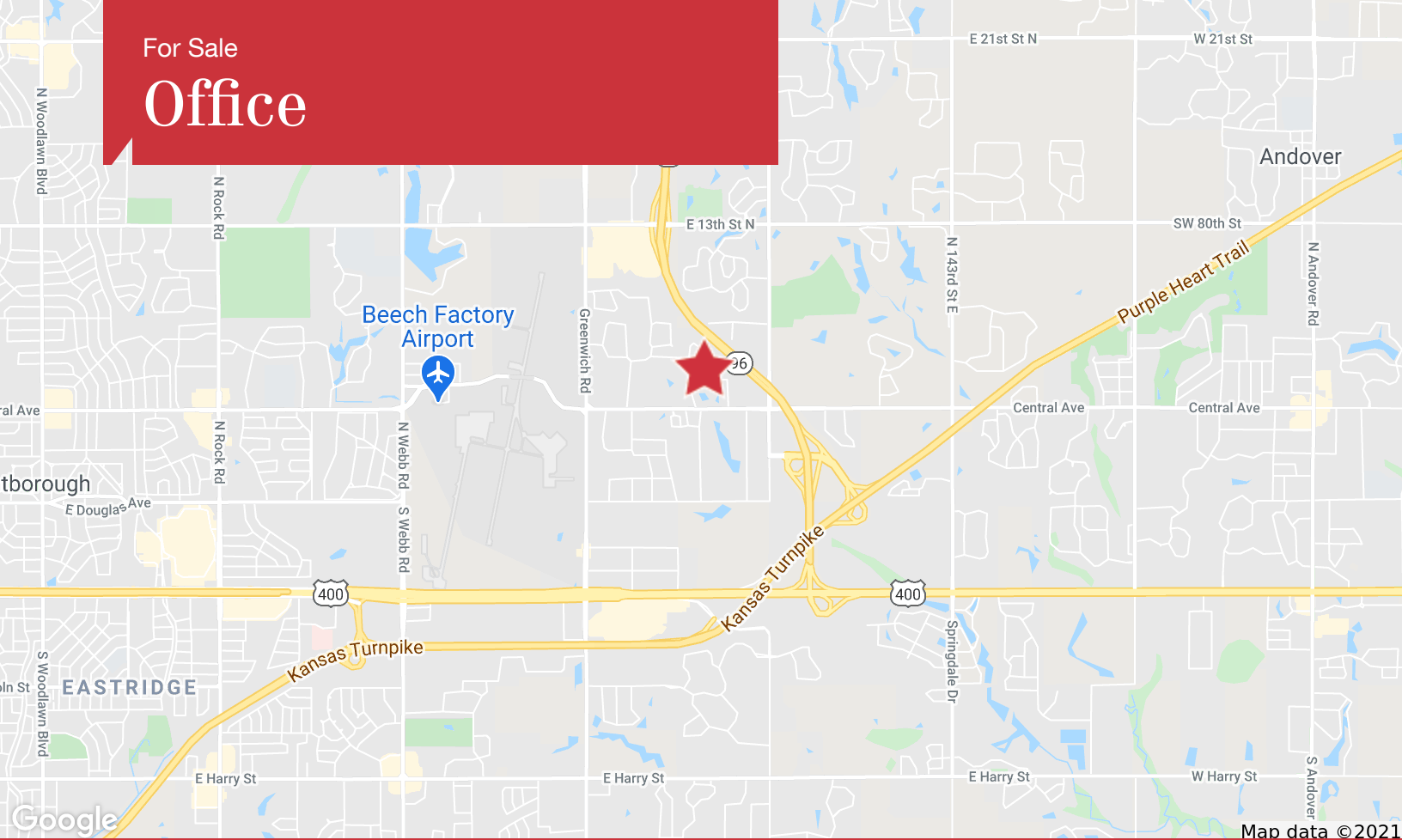
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For Sale  
**Office**



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



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