

For Lease

Former Concentrix

| Negotiable



Plug & Play Call Center

4600 W. Kellogg Suite 100
Wichita, Kansas 67209

Property Highlights

- Available immediately
- 32,362 SF
- 378 total workstations included
- Training rooms, conference rooms
- AT&T connectivity
- 9:1 parking ratio
- \$16.50/SF (NNN) base rate + \$0.51/SF for trash, \$0.27/SF billed water

Property Description

Former Concentrix plug and play call center space for lease at Towne West Square super regional shopping mall. The space formerly held Sears and was fully renovated 5 years ago for Convergys.

OFFERING SUMMARY

Available SF	
Base Lease Rate	Negotiable
Building Size	32,362 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,949	\$42,429
15 Miles	568,636	\$60,489
25 Miles	661,898	\$63,844

For more information

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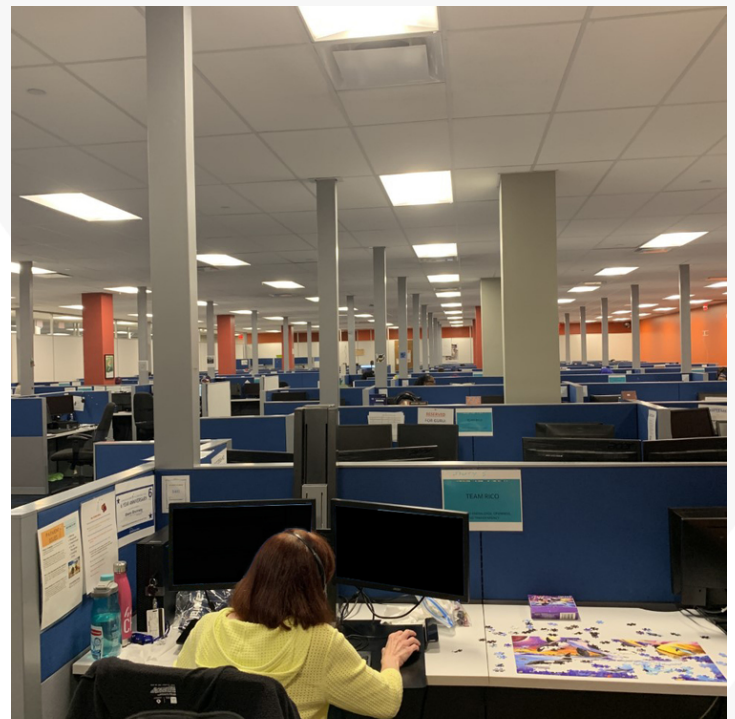


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Plug & Play Call Center Space

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PROPERTY NAME:	Former Concentrix Call Center
PROPERTY ADDRESS:	4600 W. Kellogg SUITE 100 Wichita, KS 67209
PROPERTY TYPE:	Call Center Space
BUILDING CLASS:	B
PARKING RATIO:	9:1
YEAR BUILT:	1980
TOTAL BUILDING SIZE:	899,285 SF
SPACE SIZE:	32,263 SF
LOADING DOCKS:	Yes
HVAC	Yes, rooftop units
POWER:	Kohler Generator
RESTROOMS:	W - 6 Stalls M - 5 Stalls
SERVER ROOM:	Yes
FURNITURE	347 Production Cubicles 31 Admin Cubicles Ancillary furniture File cabinets



Wichita, Kansas MSA

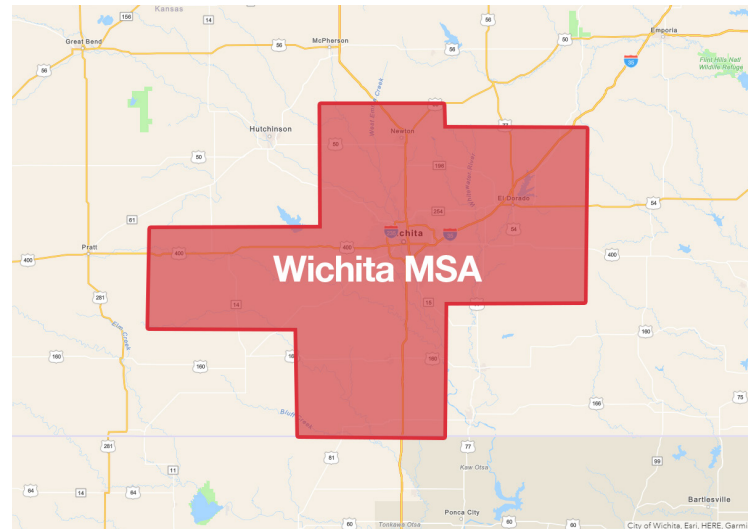


The greater Wichita region is perfectly positioned to grow global ideas and business. The city is located in the heart of the 1-135 corridor and at the confluence of major railroad systems. Nicknamed the Air Capital of the World, Wichita is a manufacturing specialized region. The Wichita region is home to the National Institute for Aviation Research, the largest research and development academic institution in the nation.

The city is located in south-central Kansas and benefits from proximity to several major markets including Kansas City (180 miles), Omaha (250 miles), Denver (430 miles) and Oklahoma City (150 miles).


Aircraft manufacturing has long been a major economic driver and source of employment for the Wichita market. Despite periods of growth and times of hardship for the industry, Wichita has managed to benefit from its manufacturing roots. Spirit AeroSystems and Textron Aviation, the city's two top employers, are headquartered in Wichita and generate billions in revenue annually. The city of Wichita also contains the protein division headquarters for Cargill, the largest privately held company in the world, and the headquarters for Koch Industries, the second largest privately held company in the world. In addition to aircraft manufacturers, the Wichita MSA is home to McConnell Air Force Base, which employs nearly 7,000. While aircraft and manufacturing are important to the market, the local economy is also supported by healthcare and education. The service sector accounts for around 45 percent of jobs in the area and has seen growth in recent years which is projected to continue.

Wichita has seen a renewed commitment to investment, growth and diversification of the city by its community members. One of the




places these efforts can be seen is in Wichita's core. Over the last decade, Wichita has seen a transformative change, not only in the amount of development activity but in a community wide attitude towards its central city. According to Downtown Wichita, more than \$1 billion has been invested in the urban core, in the last 10 years, of which \$631 million was private investment. For the first time in years downtown has been able to retain, and in some cases attract, businesses which had been flocking to suburban office locations. Rapid development of downtown living spaces took place as well as renewed interest in downtown retail.


660,913
Population

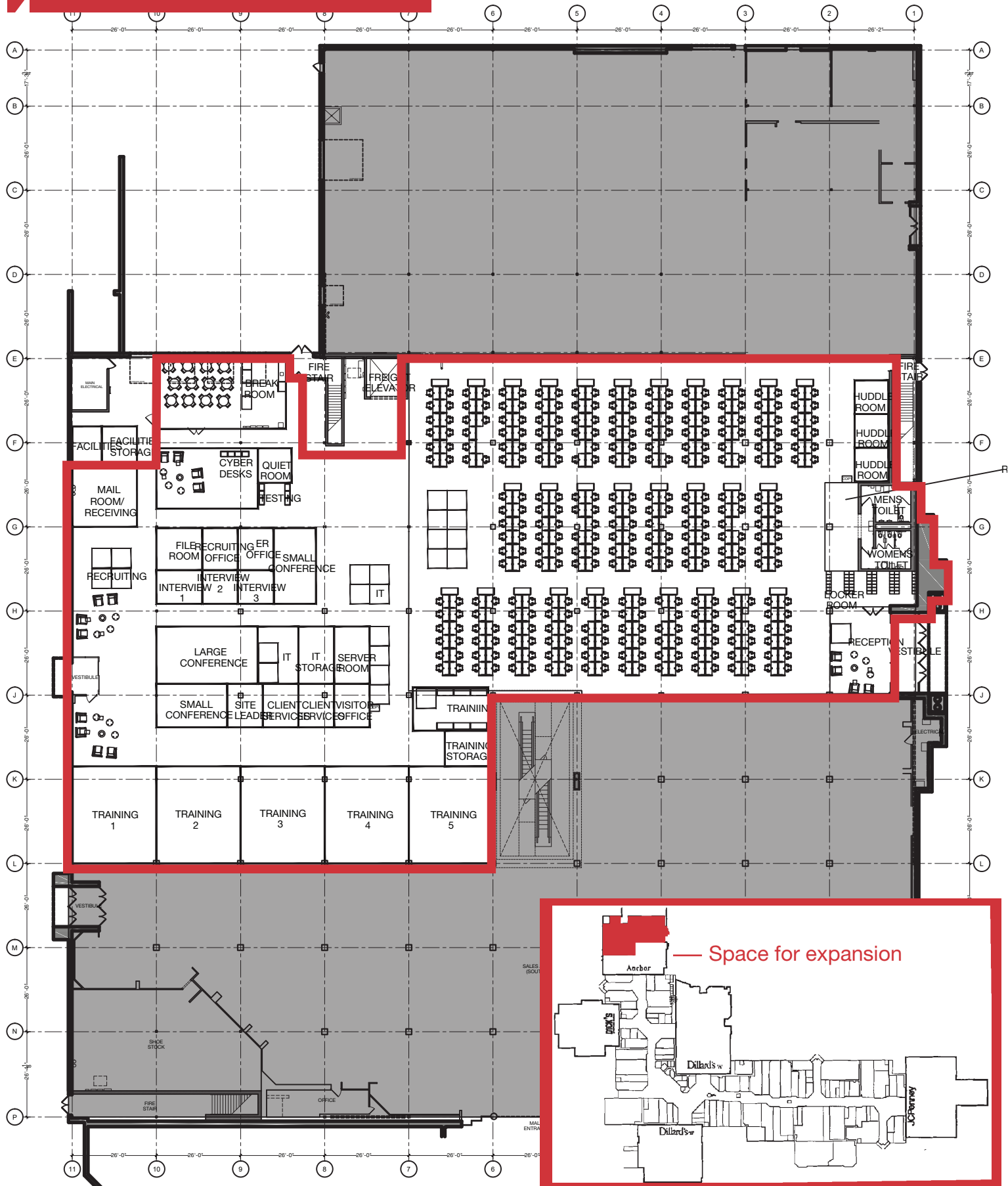

36.5
Median Age


252,671
Households

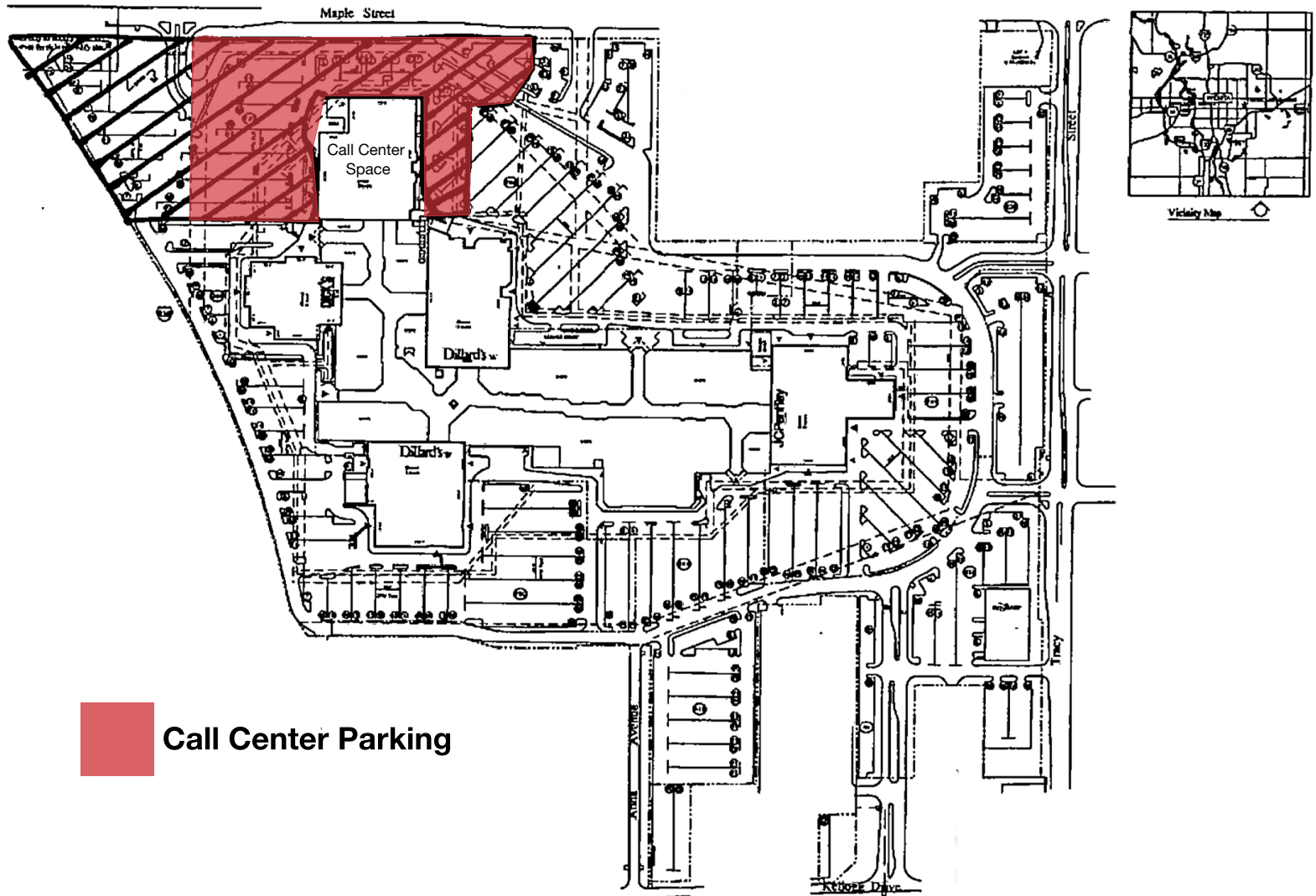

\$73,940
Average
Household
Income


22,101
Businesses

Floor Plan

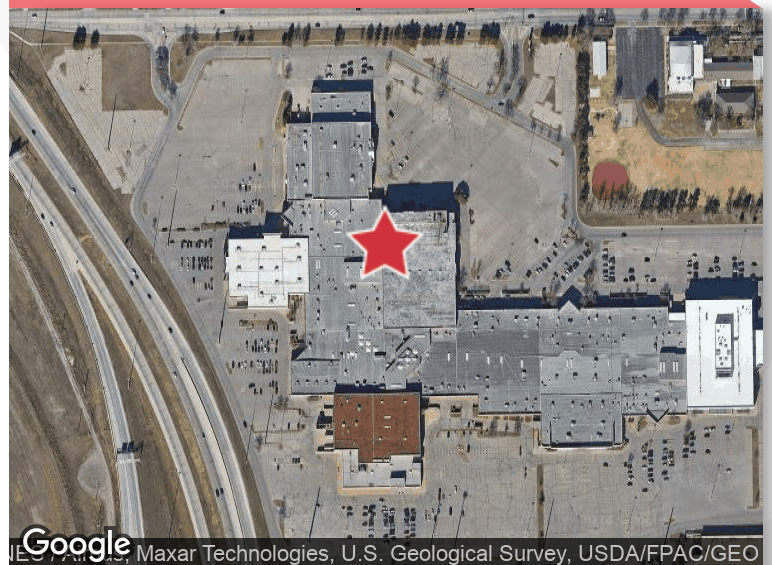
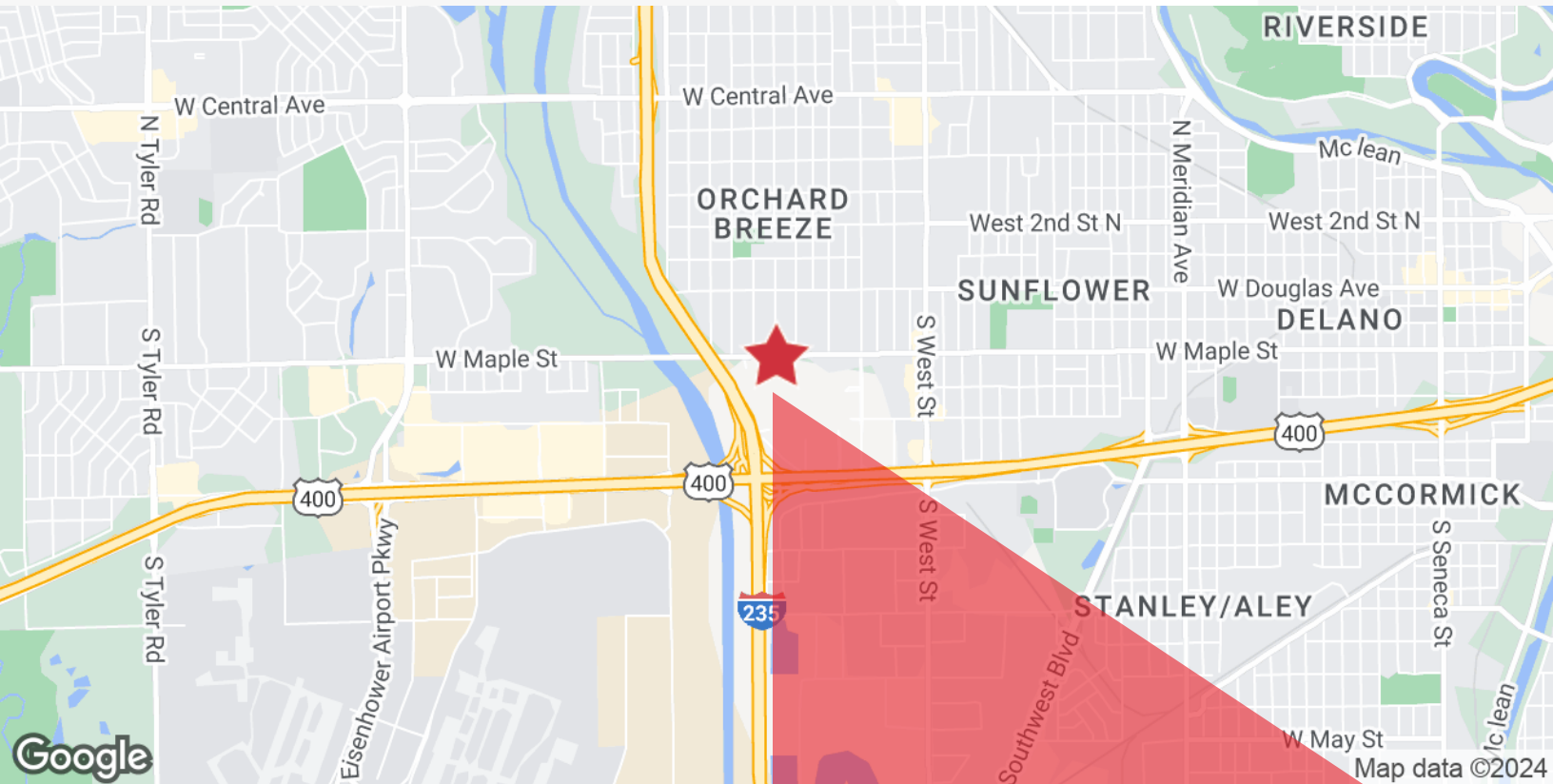


Parking Floor Plan



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