

FOR LEASE

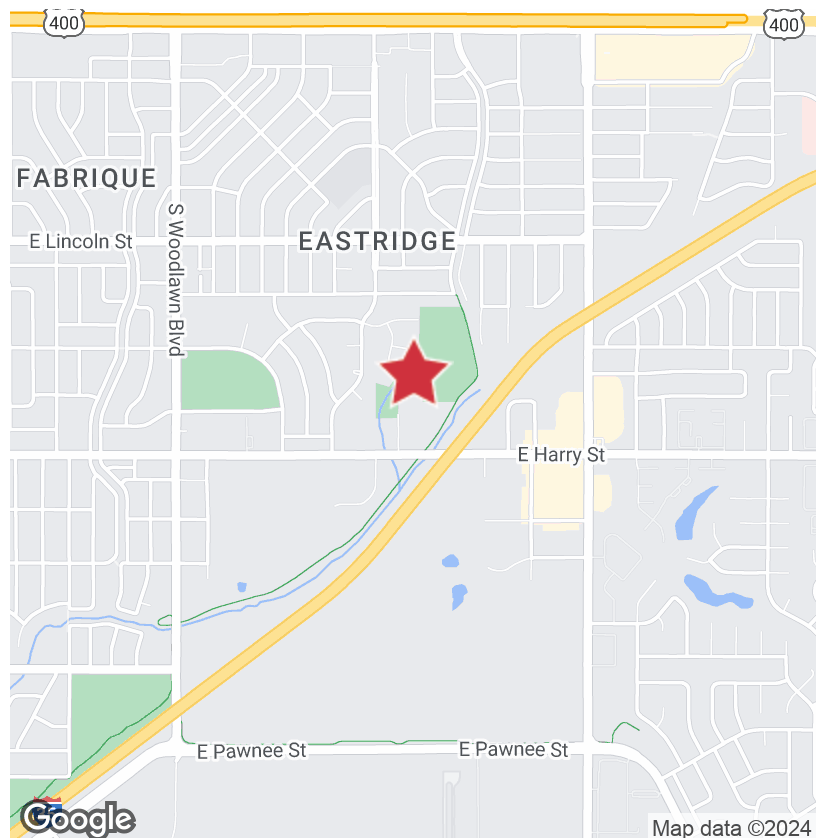
7236 E Harry Court Wichita, KS 67207

NaimMartens



Plug & Play Call Center

- 24,000 - 50,000 SF on 6.25 Acre Site
- 10/1,000 SF Parking Ratio
- 500+ Parking Spaces
- 542 Workstations
- \$1 Million in Upgrades in 2021
- Cummins Backup Generator
- 225 KVA UPS
- Automatic Transfer Switch
- Raised Floor Data Room
- CAT 5 Wiring in Place
- Battery Monitoring System
- Great Labor Market



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proposed Floor Plan

49,180 gross square feet

7236 East Harry Court
Wichita, Kansas

7 April 2023

Tenant A

24,430 gross square feet

Tenant B

24,320 gross square feet

common utility room
430 gross square feet

expand existing restrooms
430 gross square feet

PROPERTY HIGHLIGHTS

- 6.25 Acre Site
- 49,862 rentable square feet
- Single Story building Steel Exterior | Rubber Membrane Roof | Concrete Foundation
- Original Construction 1989; \$2.5 Million Renovation in 2007, \$1 Million Upgrades in 2021
- Fully Sprinkled
- 14 Commercial Grade HVAC Units; Installed in 2007
- 500 Parking Spaces
- 542 Call Stations
- 60" Wide | 30" Deep | 53" Tall
- Multiple Training Rooms, Break Rooms, Storage and Private Offices
- Battery Monitoring System existing
- CAT 5 Wiring existing
- UPS PW 225KVA 480/480 SGL KIT existing
- Cummins 500DFEK Generator Set existing
- Raised Floor Data Room
- Automatic Transfer Switch existing
- UPS Batteries existing

