



Aetna Building Sublease

8535 E. 21st St. Wichita, Kansas 67206

Property Highlights

- 8,158 SF Class A Space Available
- Sublease Term to 11/30/2023
- Located in Wilson Estates Office Park
- Year Built: 1999
- Renovated: 2001
- Located in the Northeast Submarket
- Walkable to Bradley Fair Shops & Restaurants
- Extensive Landscaping, Walking Paths & Lakes



Total Building Size:

47,848 SF

For More Information

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Property Description

The Aetna Building, a 2-story office building, located in the vibrant Northeast Wichita submarket. The asset is part of a master-planned, mixed-use development in one of Wichita's highest profile locations. Wilson Estates Office Park is a prominent Wichita address, featuring acres of landscaped greenspace, walking paths, lakes and water features as part of the design. Encompassing a total of 48,000 square feet of quality office space this low rise multi-tenant property features modern interior finishes, well-maintained assets, ample amenities, excellent fiber connectivity and abundant surface parking. The property is on over 3.85 acres near the corner of 21st and Rock.

Strategically located steps from 21st Street and Rock Road adjacent to Bradley Fair Shopping Center. Bradley Fair lifestyle center is Wichita's top retail destination, a 280,000 square foot lifestyle center with 50 stores, Hilton Garden Inn hotel and restaurants. Retailers include Sephora, Victoria's Secret, LOFT, Chico's, Barnes & Noble, Williams Sonoma, Pottery Barn and many more. Conveniently accessible location offers excellent proximity to very affluent and well-educated residents in the area. This location allows tenants to tap into the educated workforce while affording tenants excellent access to all of the Wichita metro via K-96, 135 and Kellogg US 54/400. Close to private schools and affluent neighborhoods.

The property has undergone capital improvements and upgrades including new roofing system, access & HVAC controls, landscaping, LED parking lot and interior conversion, restroom replacements, parking lot improvements and common area upgrades. Wilson Estates Office Park is home to Wichita's top professional services firms, financial institutions and industry leaders.

Sublease Space Available

- Suite 130 - 8,158 SF
- Large Conference Room
- Perimeter Offices Overlooking Pond
- Class A Space with Quality Finishes
- Shared Outdoor Patio
- Steps from Bradley Fair Shopping Center
- \$17.00/SF, Full Service



