

For Sale

Office Building

40,721 SF | \$1,750,486



550 N 159th Street East

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Wichita, Kansas 67230

Property Highlights

- Three Story Office Building With Atrium and Elevator
- Masonry Exterior
- Excellent Mix of Larger Tenant and Single Office Spaces
- Only Class A Office Building in the Market Area
- 94.46% Occupancy
- 6 Newer HVAC Units
- Monument Sign Installed September 2017
- 2017 Taxes: \$49,321.84
- Rent Roll Available Upon Completed NDA

Property Description

This property sits on the the dividing line of East Wichita and Andover and is situated on the 9th Hole Tee Box of the Terradyne Golf Course. The sale price is for the building only. An additional 2 acre lot is available for purchase.



For more information

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1330 E. Douglas Ave.,

Wichita, KS 67214

316 262 0000 tel

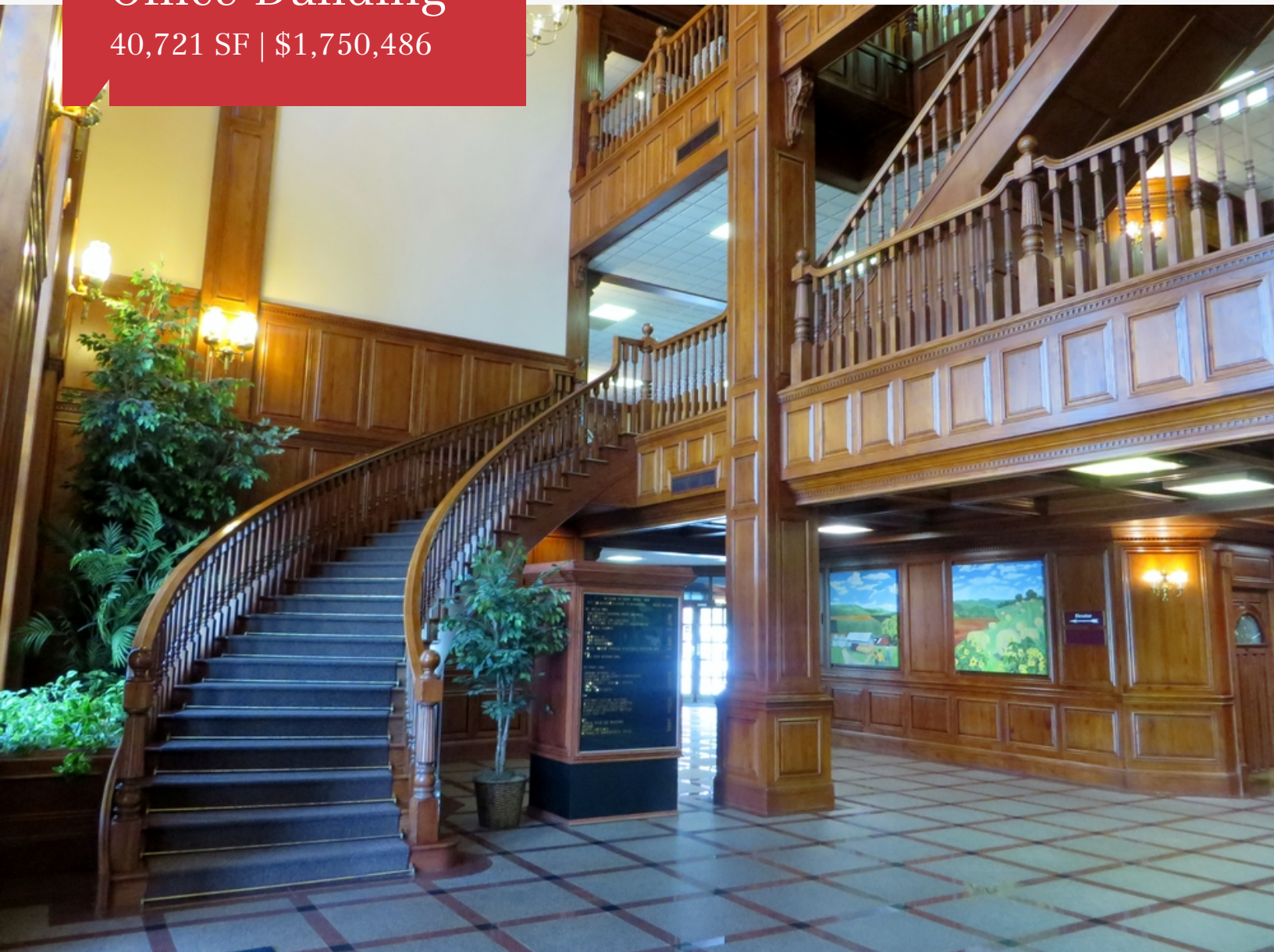
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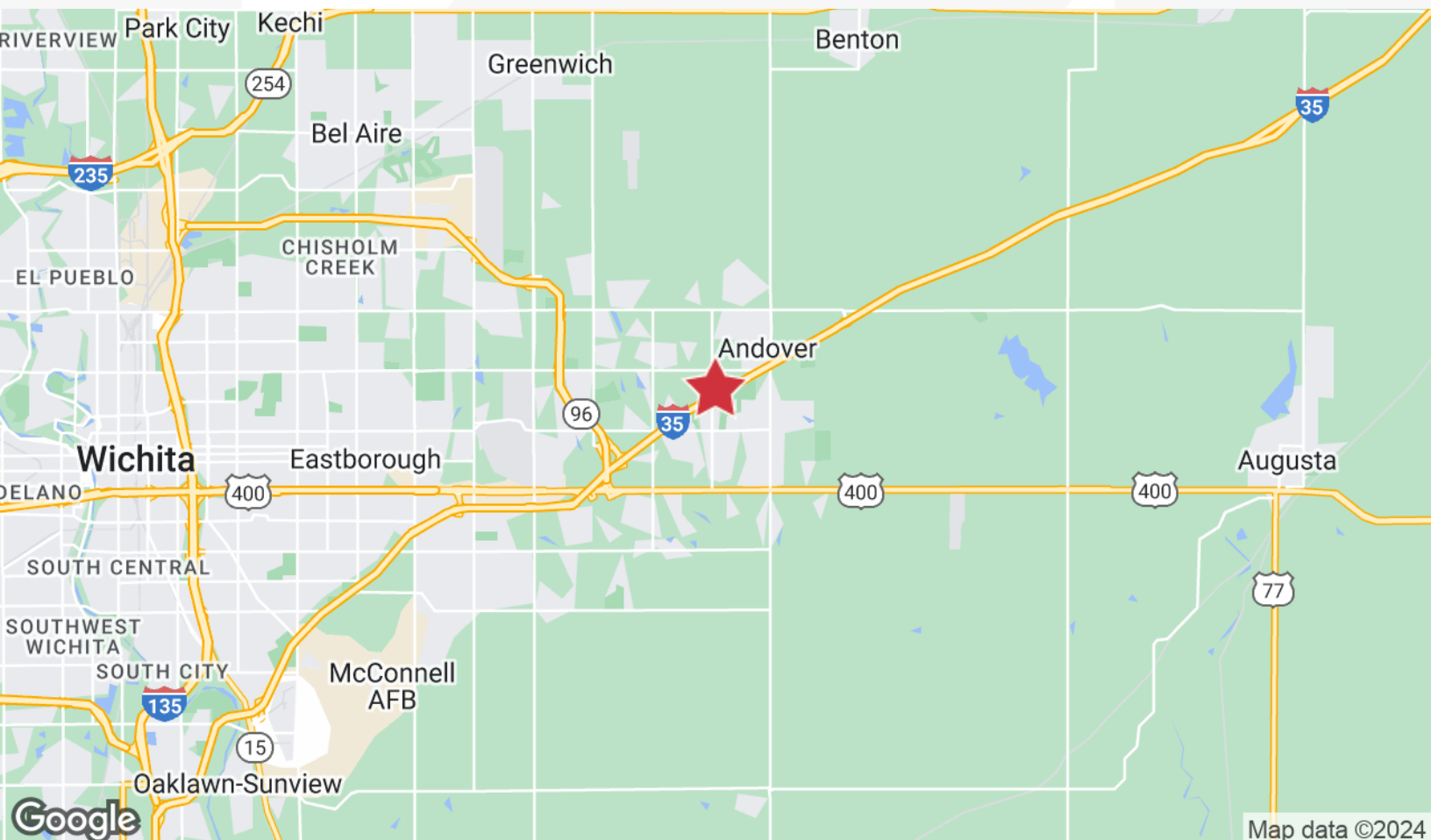
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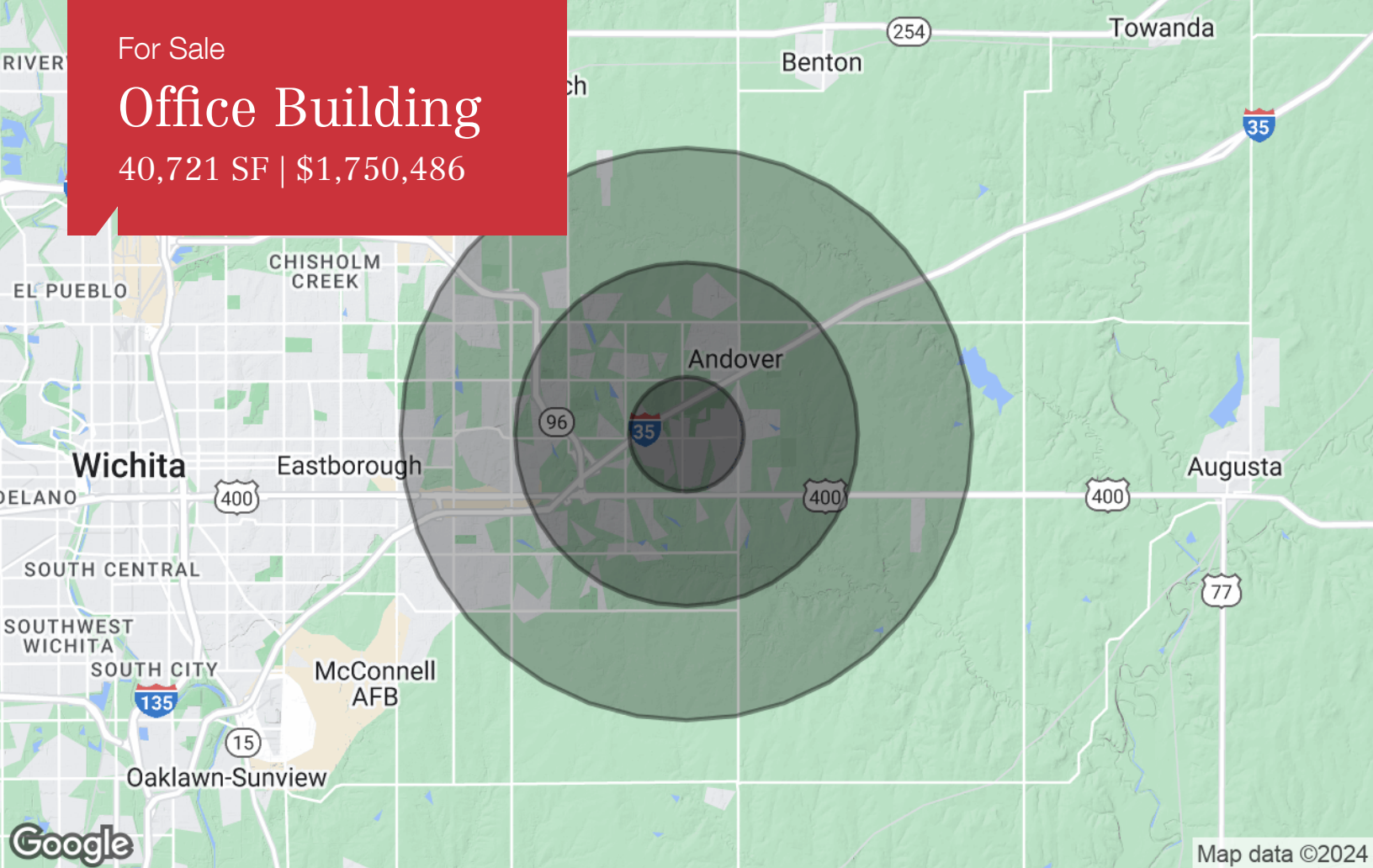
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,936	24,286	44,112
MEDIAN AGE	35.1	37.4	36.9
MEDIAN AGE (MALE)	34.0	36.6	36.2
MEDIAN AGE (FEMALE)	35.3	37.4	36.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,700	8,536	15,508
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$102,127	\$117,292	\$109,882
AVERAGE HOUSE VALUE	\$200,628	\$225,828	\$213,197

Race

	1 Mile	3 Miles	5 Miles
% WHITE	95.5%	91.6%	84.6%
% BLACK	2.3%	2.5%	3.7%
% ASIAN	1.9%	4.9%	9.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.6%
% OTHER	0.2%	0.8%	1.7%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.4%	4.4%	5.5%

* Demographic data derived from 2020 ACS - US Census