For Lease

# Office Building

400 - 3,985 SF | $19.00 SF/yr




# 1861 N Rock Road

Wichita, Kansas 67206

## Property Highlights

- Building & Monument Signage Available
- Excellent Visibility
- Door-side Parking
- Just steps away from Bradley Fair
- Full Service Lease

## Property Description

Highly desirable northeast office space available near 21st Street and Rock Road. Easy access to Bradley Fair, Wichita's premier retail destination with a host of fine dining and upscale retail located just east of the property. Landlord will provide aggressive lease rates and will consider building out Suite to tenant's needs. Quality building & monument signage available on Rock Road.

| OFFERING SUMMARY | |
|---|---|
| **Suite 201** | 400 SF |
| **Suite 202** | 1,900 SF |
| **Suite 203** | 1,685 SF |
| **Suite 330** | 1,483 SF |
| **Lease Rate** | $19.00 SF/yr (Full Service) |
| **Building Size** | 35,535 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|---|---|---|
| **1 Mile** | 7,093 | $100,675 |
| **3 Miles** | 59,544 | $85,039 |
| **5 Miles** | 163,126 | $66,566 |


For more information

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# Additional Photos





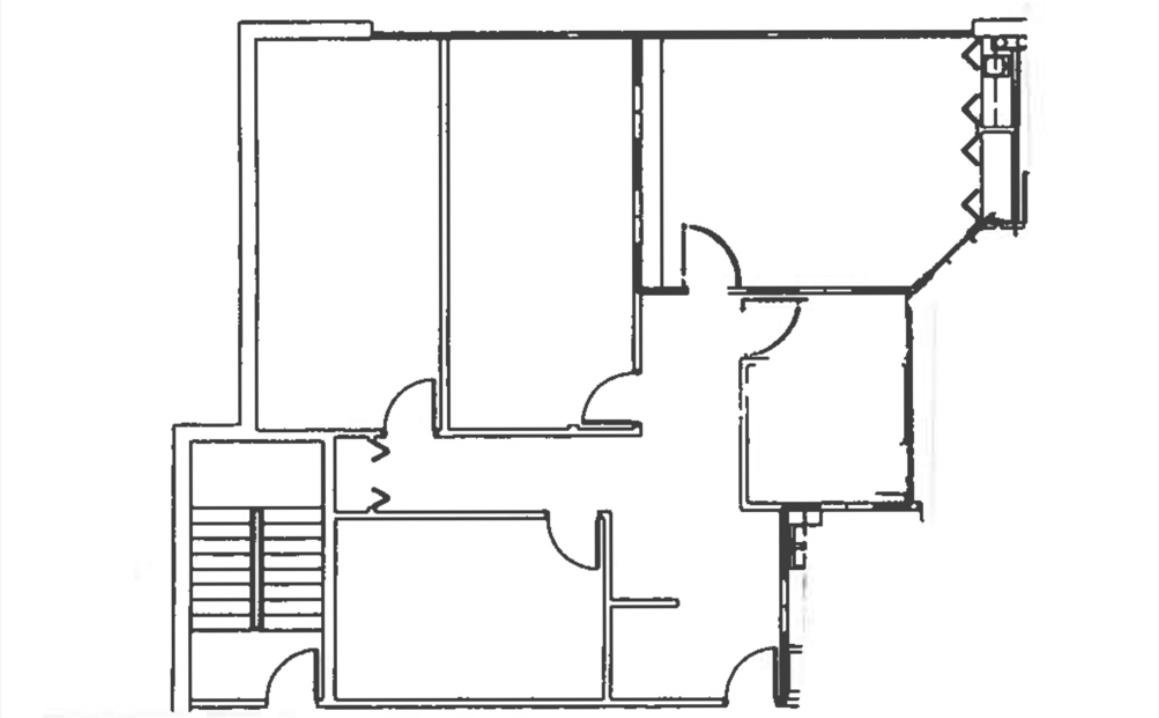




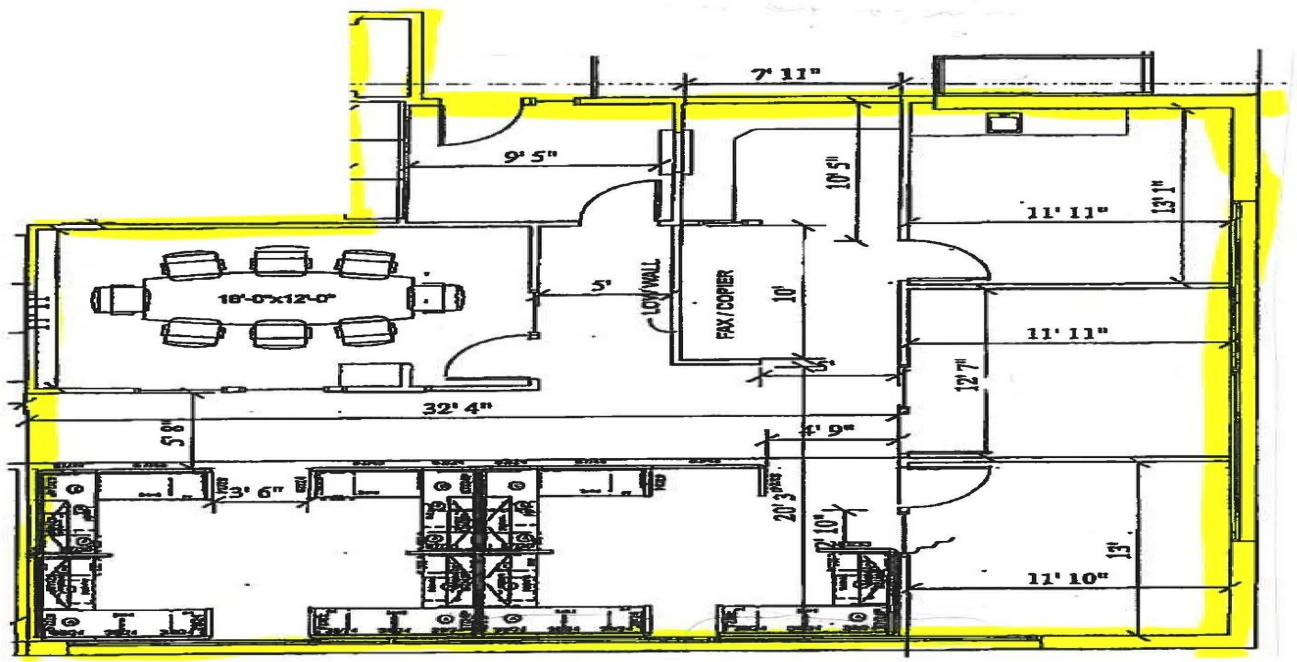

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# Floor Plans



Suite 330 - 1,483 SF




SUITE 202 1,900 SF

Suite 202 - 1,900 SF


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# Retailer Map




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