



## 2300 E. Lincoln | Wichita, Kansas

### Investment Highlights

- Single-tenant, Double Net lease
  - LL responsible for roof, structure, HVAC replacements
- Long occupancy history with a strong local tenant
- Tenant is a “niche” business with little competition
- Great for a 1031 Exchange Buyer

### Property Details

- Building Area: 26,450 SF Building  
(13,255 SF main level + full finished basement)
- Lot Size: 2.49 acres
- Originally constructed as the Boulevard State Bank corporate headquarters in 1972
- Recent building upgrades:
  - New boilers installed in 2013-2015
  - New roof installed in 2010
  - Parking lot resurfaced in 2014

### Financial Information

Contact listing broker for more information

Lease Term: 8 years from August 2016

For More Information:

**Troy Farha**

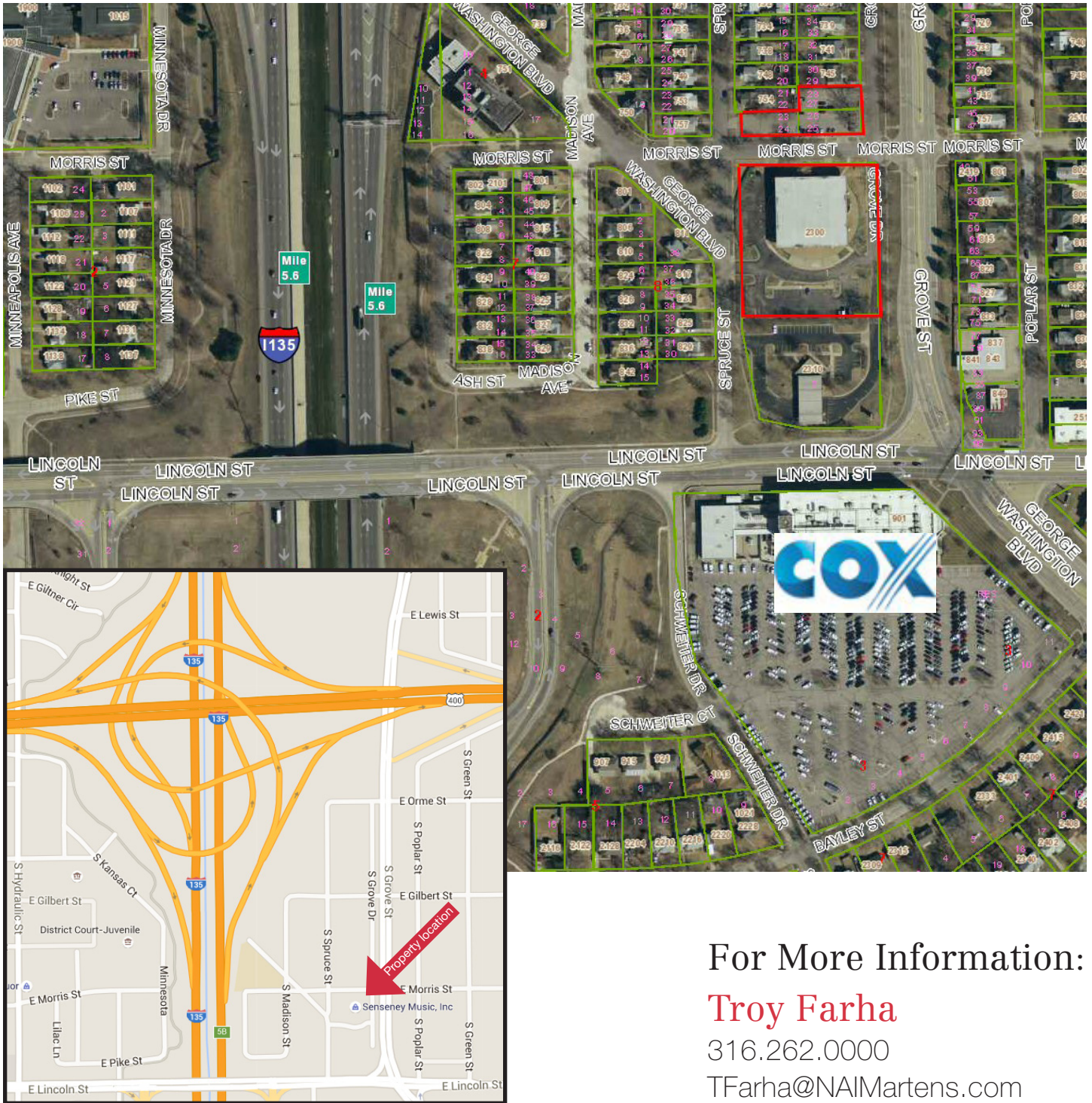
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For Sale  
Investment  
Property

Wichita, Kansas

NAIMartens



For More Information:

**Troy Farha**

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