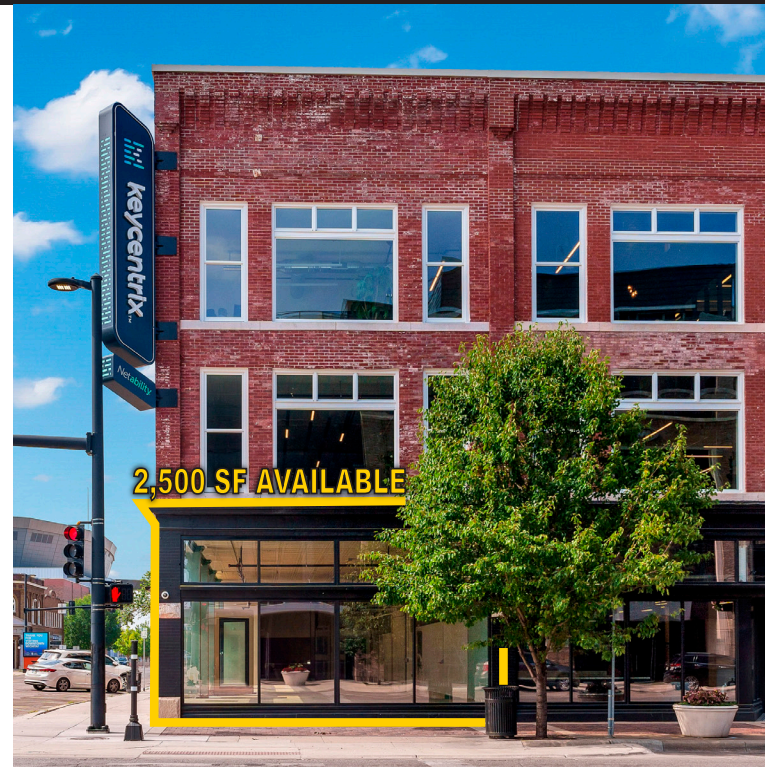


PRIME DOWNTOWN RETAIL/OFFICE

105 S. EMPORIA ST., WICHITA, KS 67202

FOR LEASE




SF AVAILABLE: 2,500 SF
LEASE RATE: \$17.25/SF, NNN
ESTIMATED NNN: \$6.00/SF
YEAR BUILT: 1916
PARKING: Storefront Parking

PROPERTY HIGHLIGHTS

- Space is in Vanilla Box Condition.
- Located at the southwest corner of Douglas and Emporia in Downtown Wichita.
- 120' of Emporia Street frontage and 25' of Douglas Street frontage.
- One block from the future \$300 million Biomedical Campus - projected to bring 3,000 students and 200 faculty and staff to Downtown Wichita. Opening in Q2 2027.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Median Age	33.0	33.9	34.6
 Daytime Pop.	38,133	83,833	173,195

TRAFFIC COUNTS

14,288 Average Daily Traffic

PRIME DOWNTOWN RETAIL/OFFICE

105 S. EMPORIA ST., WICHITA, KS 67202

INTERIOR PICTURES



PRIME DOWNTOWN RETAIL/OFFICE

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FLOOR PLAN

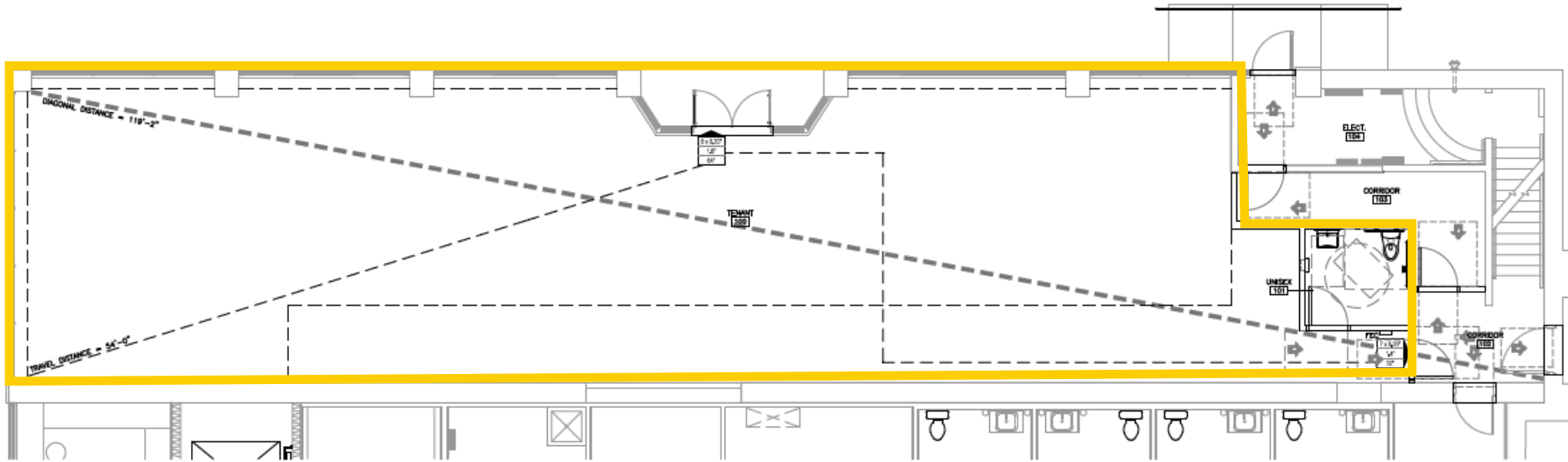


Douglas

423 E. DOUGLAS

Emporia

105 S. EMPORIA



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Alex Ibarra, CCIM

| 316-833-1198

| alexibarra@reecenichols.com

PRIME DOWNTOWN RETAIL/OFFICE

105 S. EMPORIA ST., WICHITA, KS 67202

PARKING PLAN



WICHITA BIOMEDICAL CAMPUS RENDERINGS (UNDER CONSTRUCTION)



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DOWNTOWN DEVELOPMENT PROJECTS

