



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

**FOR LEASE**

# WOODLAWN/CENTRAL BUILDING OFFICES

400 N. Woodlawn, Wichita, KS



**EAST BUILDING**



**WEST BUILDING**

**LEASE RATE:** Rate Varies by Suite

**SITE SIZE:** 68,098 SF

**ZONING:** LC

**BUILDING SIZE:**  
Suites Available From 192 SF up to 1,046 SF  
Can be Combined

**BUILDING SIZE:** **YEAR BUILT:**  
West: 23,744 SF West: 1966  
East: 24,580 SF East: 1973

### PROPERTY HIGHLIGHTS

- East side of Wichita office space less than 1 mile from Kellogg/US 54.
- Flexible suite sizes.
- Common area amenities and conference area.
- Covered parking.
- Area businesses include Emprise Bank, Planet Fitness, Normandie Shopping Center and many specialty dining establishments.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	10,048	94,415	189,384
<b>Avg. HH Income</b>	\$110,241	\$75,567	\$80,188
<b>Median Age</b>	43	38	38

### TRAFFIC COUNTS

**Central & Woodlawn**      Approx. 45,098 VPD

Offered Exclusively By:

**Ben Suellentrop**  
316-292-3911 • morries@reecenichols.com

**Morrie Sheets**  
316-292-3972 • morries@reecenichols.com

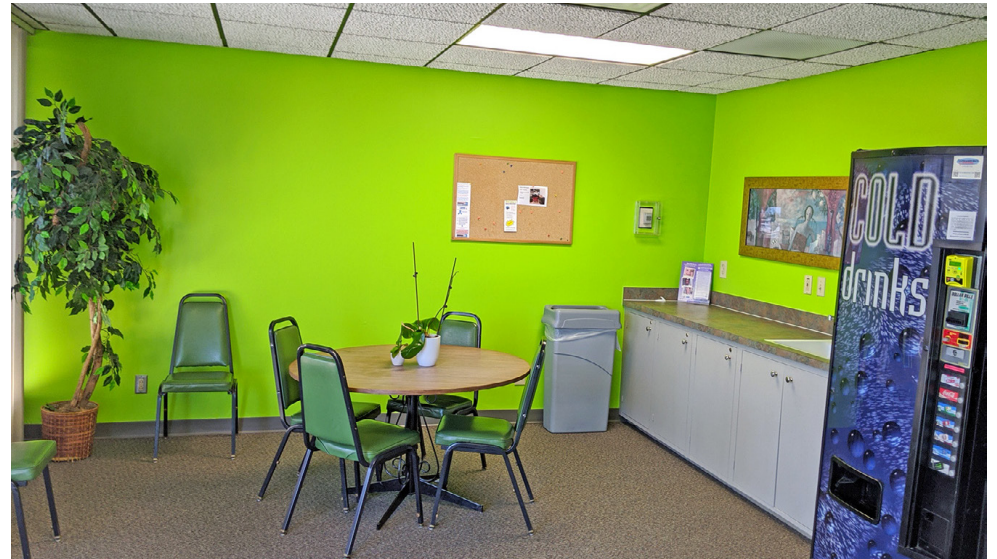


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