



RUPP|STEVEN
ReeceNichols South Central Kansas

FOR LEASE

Address: 7329 W Village Circle, Wichita, KS 67205

**NORTHWEST WICHITA CLASS A OFFICE SHELL SPACE
TI ALLOWANCE AVAILABLE - NORTH RIDGE POINTE DEVELOPMENT**



Lease Rate: \$18 PSF, NNN(Estimated at \$6 PSF)

- TI Allowance of \$25 PSF with acceptable lease terms

Building Size: 10,000 +/- sq. ft.

Available Space: 4,927 +/- sq. ft.

- Willing to Demise to approx. 2,500 SF Suites

Zoning: Limited Commercial

Year Built: 2019

Highlights:

- Area Neighbors Include: ICT Pain Management, Avante Apartments, QuikTrip, American Ag Credit, Kansas Orthopedic Center
- Note: Restricted Use in place for Orthopedic Doctor's Office

Traffic Counts:

Approximately 16,848 cars per day on N Ridge Rd

Approximately 28,300 cars per day on K-96 Highway

Demographics	1 Mile	3 Mile	5 Mile
Population	4,042	31,752	101,404
Ave HH Income	\$152,693	\$133,165	\$98,311





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 <p>ReeceNichols SOUTH CENTRAL KANSAS <small>An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.</small></p>	<p>Jake Steven, ALC 316.708.5960 jake@reecenichols.com</p>	<p>John Rupp, ALC 316.250.5198 johnrupp@reecenichols.com</p>	<p>Reese Bayliff 316.258.6062 rbayliff@reecenichols.com</p>
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