



**OFFICE
FOR LEASE**



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

**1245 N West St,
Wichita, KS 67203**

Building SF: 9,774 SF

Available SF: 2,441 SF

Price: \$14.00 PSF (Gross)

Year Built: 1997

Property Highlights:

Medical office space available for immediate occupancy. Includes two private offices, waiting area, and lab/chart area. Great set up for a chiropractic office, massage therapist, occupational or physical therapy practice.

Call Tim or Ryan for a showing today.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 11,699 | 77,188 | 108,805 |
| Avg. HH Income | \$76,652 | \$83,223 | \$90,203 |



Tim Kerr
316.218.5150
timkerr@reecenichols.com



Ryan Kerr
316.775.8900
ryankerr@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206
316.260.5900 | RNCOMMERCIAL.COM

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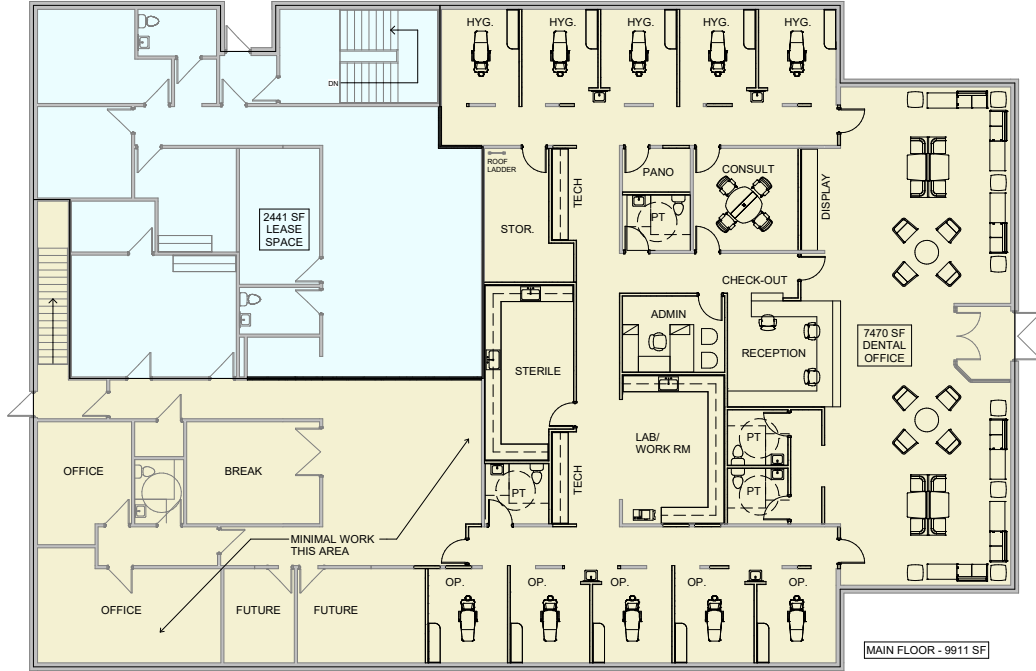


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1 MAIN FLOOR PLAN
1/8" = 1'-0"



2 MAIN FLOOR PLAN - FUTURE
1/8" = 1'-0"



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