

NORTHEAST WICHITA OFFICE BUILDING

8400 E. 32nd St. N., Wichita, KS 67226

FOR LEASE



LEASE RATE:	\$16.00/SF/yr (NNN)
ESTIMATED NETS:	\$4.50/SF
BUILDING SIZE	40,500 SF
MIN DIVISIBLE:	15,000 SF
YEAR BUILT:	1992
ZONING:	Limited Industrial
CEILING HEIGHT:	22' - 25'
POWER:	400 amp
PARKING:	375 spaces

PROPERTY HIGHLIGHTS

- Modern office building for lease conveniently located 0.21 miles off Hwy. K-96 along northeast Wichita's North Rock Rd retail corridor.
- Flexible floor plan made up of conference rooms, private offices, training rooms, large cafe, open call center area, IT server rooms/storage area with 8' x 8' overhead door.
- Close proximity to retail shops, and restaurants.
- Tenant responsible for gas, electric, and janitorial expenses.

DEMOGRAPHICS

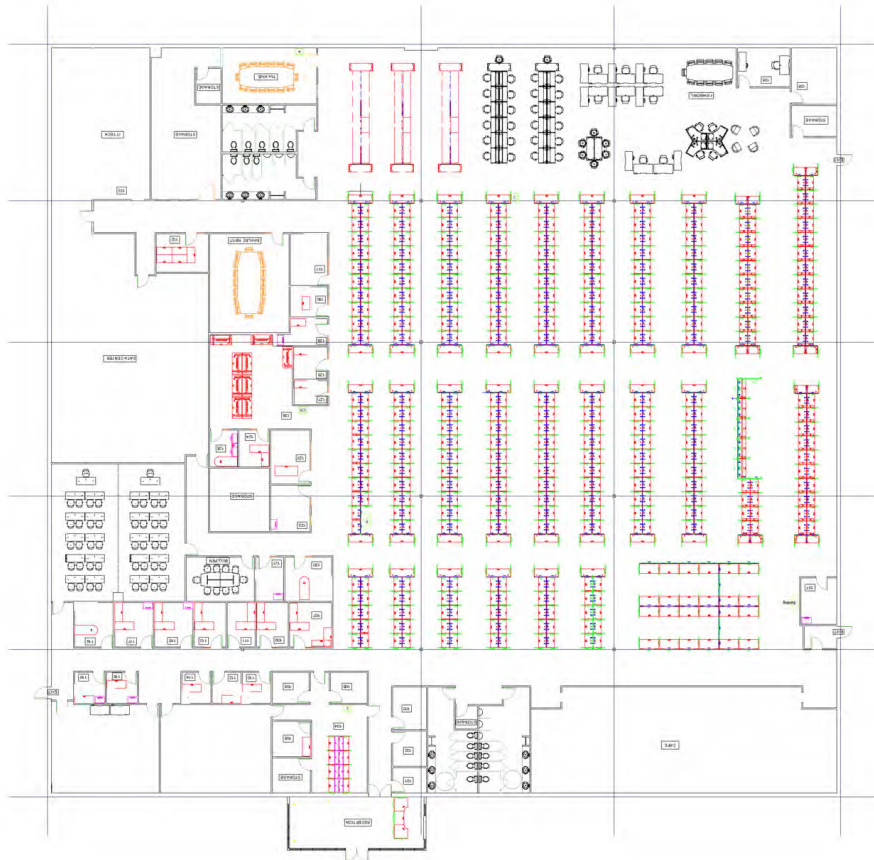
	1 MILE	3 MILES	5 MILES
Population	5,944	44,166	101,928
Avg. HH Income	\$70,643	\$89,192	\$84,546
Median Age	33.4	36.7	36

TRAFFIC COUNTS

32nd & Rock Rd.	33,766 VPD
K-96 & Rock Rd.	52,721 VPD

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TRAINING ROOM



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AERIAL VIEW



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