



TIDEMANN
REAL ESTATE

POLO CLUB OFFICE PARK

1223 N. Rock Road, Ste. E-100, Wichita, KS

LEASE RATE: \$1,500/MO.



FOR LEASE

8,086 SF
(0.186 A)

SITE SIZE

2,435 SF

BUILDING SIZE

910 SF

TOTAL AVAILABLE SPACE

General
Office

ZONING

YEAR BUILT
1990

CONSTRUCTION
Stud

2024 TAXES: (\$3.66/SF)
General: \$8,869.17
Specials: \$31.25

PROPERTY HIGHLIGHTS

- Rare vacancy in Polo Club Office Park.
- Class A suite available for lease.
- Private entrance.
- Water, trash, electric and gas utilities included in rental rate.

DEMOGRAPHICS



Population

1 Mile

7,698

3 Miles

76,217

5 Miles

178,257



Avg. HH Income

\$152,890

\$111,159

\$100,460



Median Age

43.9

35.5

35.0



Traffic Counts

Rock Rd. & 13th

30,709 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered Exclusively By:

BRADLEY TIDEMANN, SIOR

316-650-8853 | Bradley@TidemannRE.com



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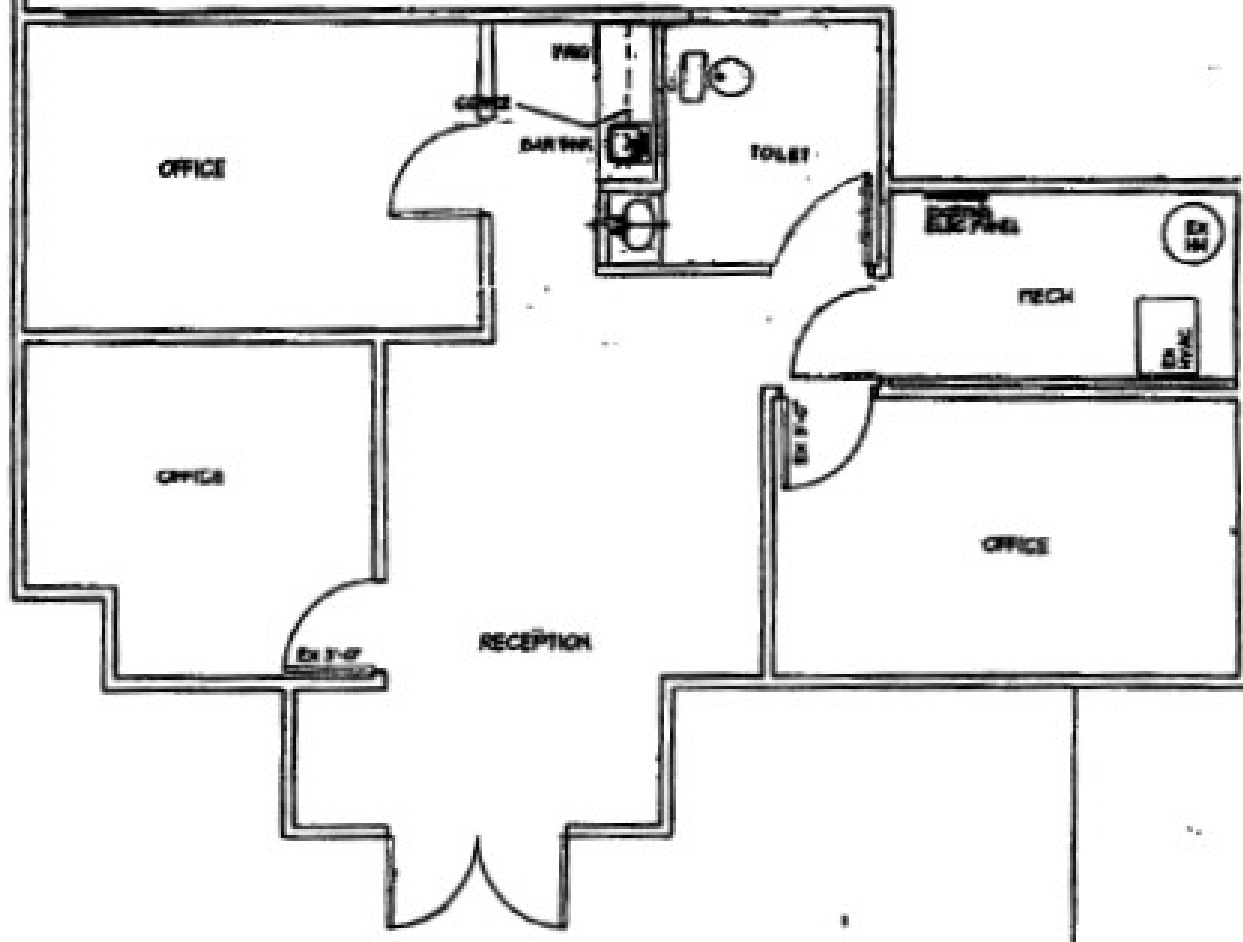
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FLOOR PLAN



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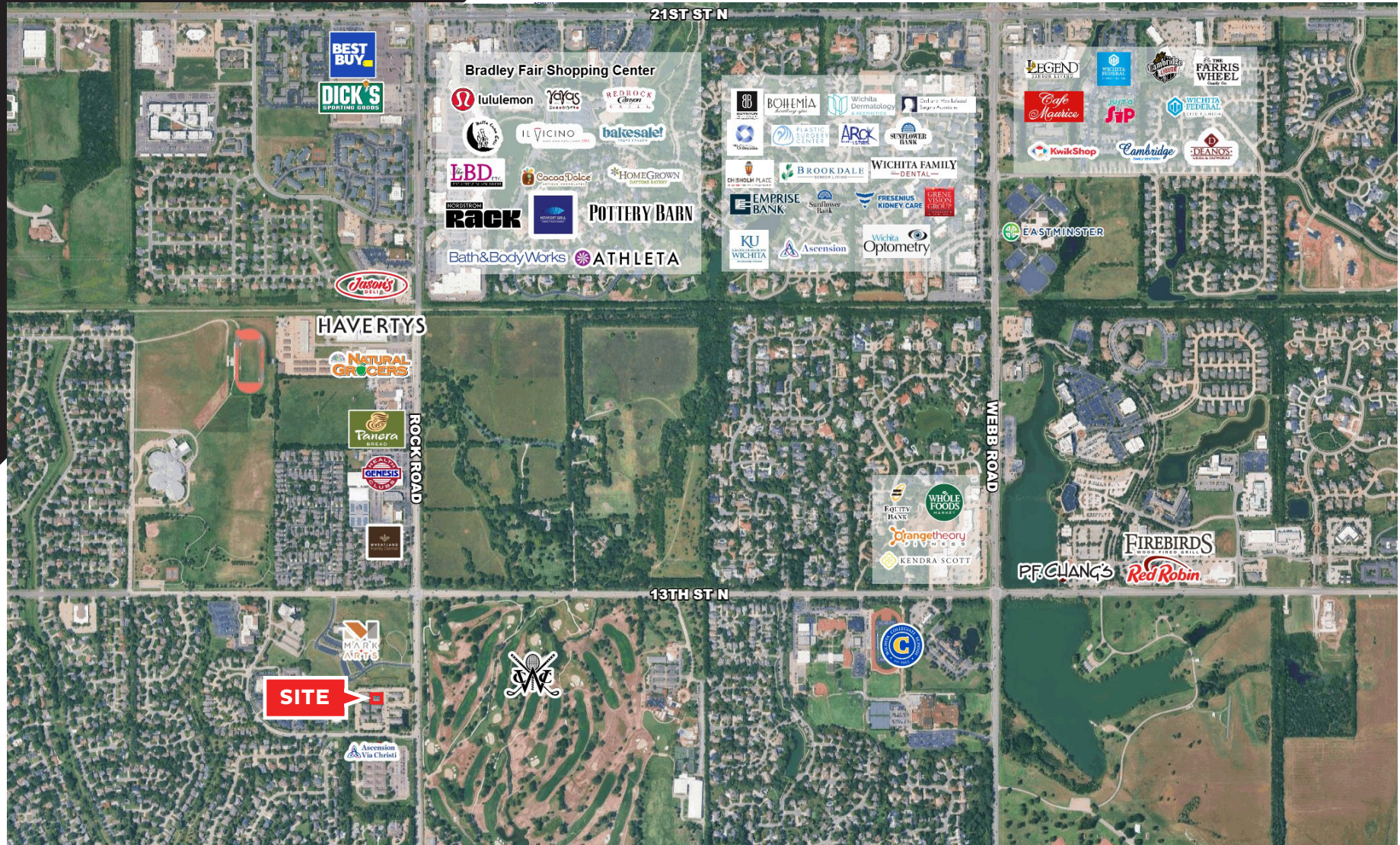


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