

SUTTON PLACE RETAIL AND RESTAURANT SPACE

209 E WILLIAM, SUITE 200, WICHITA, KS 67202



EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM



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SOUTH CENTRAL KANSAS

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SUTTON PLACE

209 E. WILLIAM, SUITE 200
WICHITA, KS 67202

LEASE RATE: \$18/SF
EST. NNNs: \$3.00/SF

GROSS BLDG SF: 101,844 SF
SUITE 200 SF: 3,180 SF
SITE ACRES: .23
YEAR BUILT: 1924, Renovated 2025
ZONING: Central Business District
PARKING: Street and Parking Garage

PROPERTY HIGHLIGHTS:

- Strategically- located retail space for lease in Downtown Wichita.
- Ideal opportunities for retail, restaurant and service-oriented businesses.
- 122 Class-A apartments under-construction in Floors 2-11. Available for occupancy Q3 2026.
- Directly across the street from Kansas Health Science University (Fall 2025 enrollment of nearly 500 students)
- One block from the under-construction Wichita BioMedical Campus.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	11,315	110,612	230,599
 Avg. HH Income	\$56,859	\$63,075	\$69,678
 Median Age	32.5	33.4	33.5
 TRAFFIC COUNTS			
William & Market		6,766 VPD	



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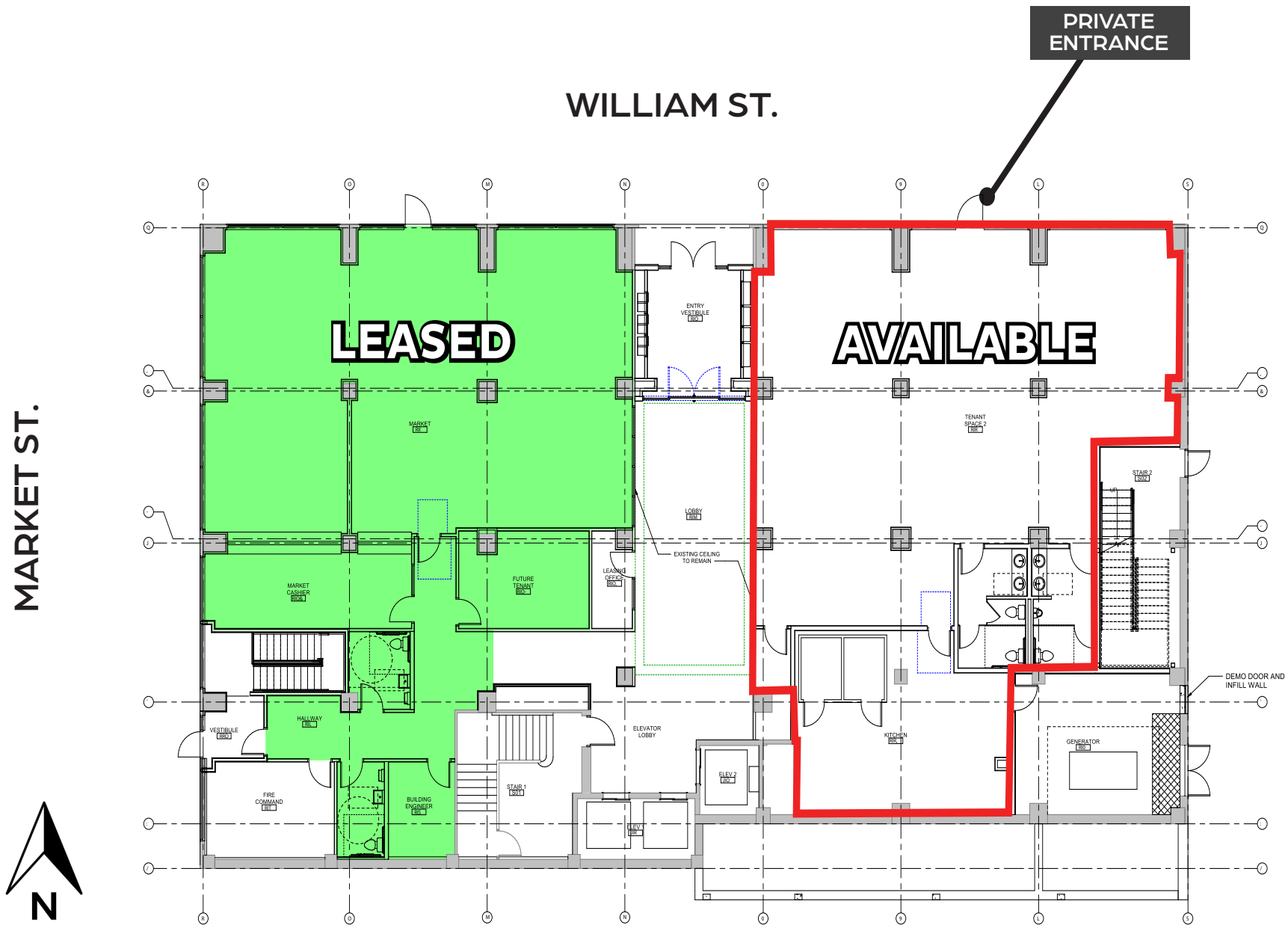
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FLOOR PLAN



WICHITA BIOMEDICAL CAMPUS



ABOUT

- Wichita State University, WSU Tech and the University of Kansas have broken ground on the Wichita Biomedical CampusSM, an approximately 471,000-square-foot, \$300 million health sciences facility located in the heart of downtown Wichita.
- The 471,000-square-foot building will be comprised of shared spaces for advanced laboratories, clinical research and technology. The high-tech facility will draw students, educators and researchers from around the country — attracting talent and resources to the Wichita area and boosting the economic success of Kansas.
- Initially, about **3,000 students and 200 faculty and staff** will be housed at the center with opportunities for growth in existing and new programs.
- **Estimated completion: Q4-2026. Classes start: Q2-2027.**



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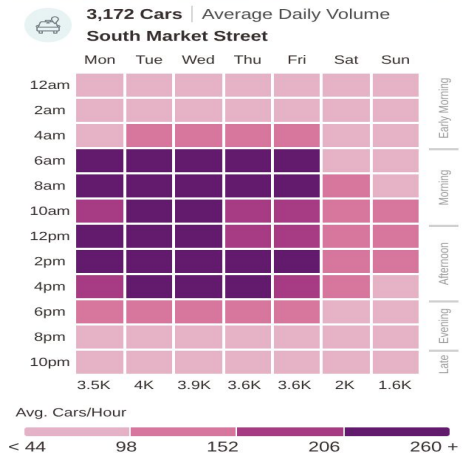
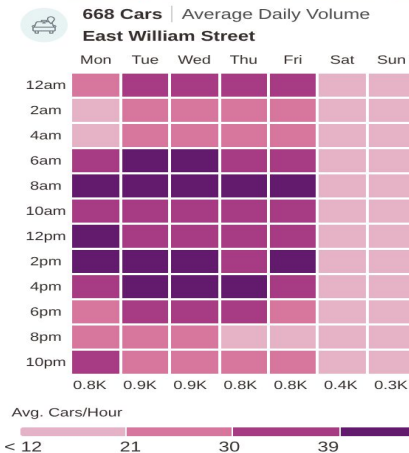
ABOUT THE NEIGHBORHOOD



ABOUT DOWNTOWN

\$2 BILLION TOTAL INVESTEMENT (SINCE 2010)	3,000 UNITS TOTAL RESIDENTIAL UNITS
1,279 ROOMS HOTEL ROOMS	658,000–825,000 SF PROJECTED CLASS -A OFFICE SPACE (THROUGH 2030)
50 MAJOR MUSEUMS AND ART GALLERIES	10 MINUTES FROM EISENHOWER NATIONAL AIRPORT

TRAFFIC PATTERNS



*INFORMATION PULLED FROM DOWNTOWN WICHITA AND GREATER WICHITA PARTNERSHIP



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DOWNTOWN DEVELOPMENT PROJECTS



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