

# DOUGLAS PLACE MARKET RETAIL AND OFFICE SPACES

360 E. WILLIAM, WICHITA, KS 67202



EXCLUSIVELY OFFERED BY:

ALEX IBARRA, CCIM  
316.833.1198 | ALEXIBARRA@REECENICHOLS.COM



**ReeceNichols**  
SOUTH CENTRAL KANSAS

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# DOUGLAS PLACE MARKET RETAIL & OFFICE SPACES

360 E. WILLIAM  
WICHITA, KS 67202

**LEASE RATE: CONTACT BROKER**  
**EST NNNs: \$2.00/SF**

|                    |                           |
|--------------------|---------------------------|
| VACANT SF:         | 8,620 SF                  |
| MIN. SF AVAILABLE: | 2,000 SF                  |
| LEASE TYPE:        | NNN                       |
| YEAR BUILT:        | 2012                      |
| ZONING:            | Central Business District |
| PARKING:           | Street and Parking Garage |

## PROPERTY HIGHLIGHTS:

- Retail and office space available for lease in Downtown Wichita.
- Suite 101 and 102 are in vanilla-box condition.
- Suite 103 is in cold shell condition; Tenant Improvement Allowance available.
- Ideal space for office and service-oriented retailers.
- Directly across the street from the under-construction Wichita BioMedical Campus.

| Space Available | SF       |
|-----------------|----------|
| Suite 101 *     | 2,281 SF |
| Suite 102 *     | 2,000 SF |
| Suite 103       | 4,339 SF |

\* SUITES CAN BE COMBINED.

| 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     |
| <b>TRAFFIC COUNTS</b> | William & Topeka 2,385 VPD |          |          |



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# WICHITA BIOMEDICAL CAMPUS



## ABOUT

- Wichita State University, WSU Tech and the University of Kansas have broken ground on the Wichita Biomedical Campus<sup>SM</sup>, 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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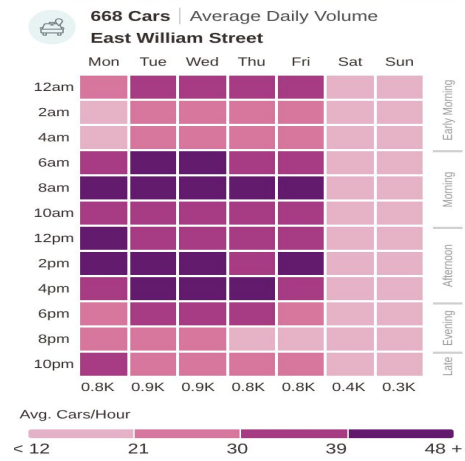
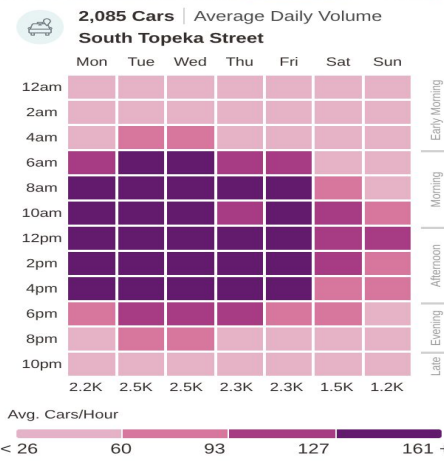
# ABOUT THE NEIGHBORHOOD



# ABOUT DOWNTOWN

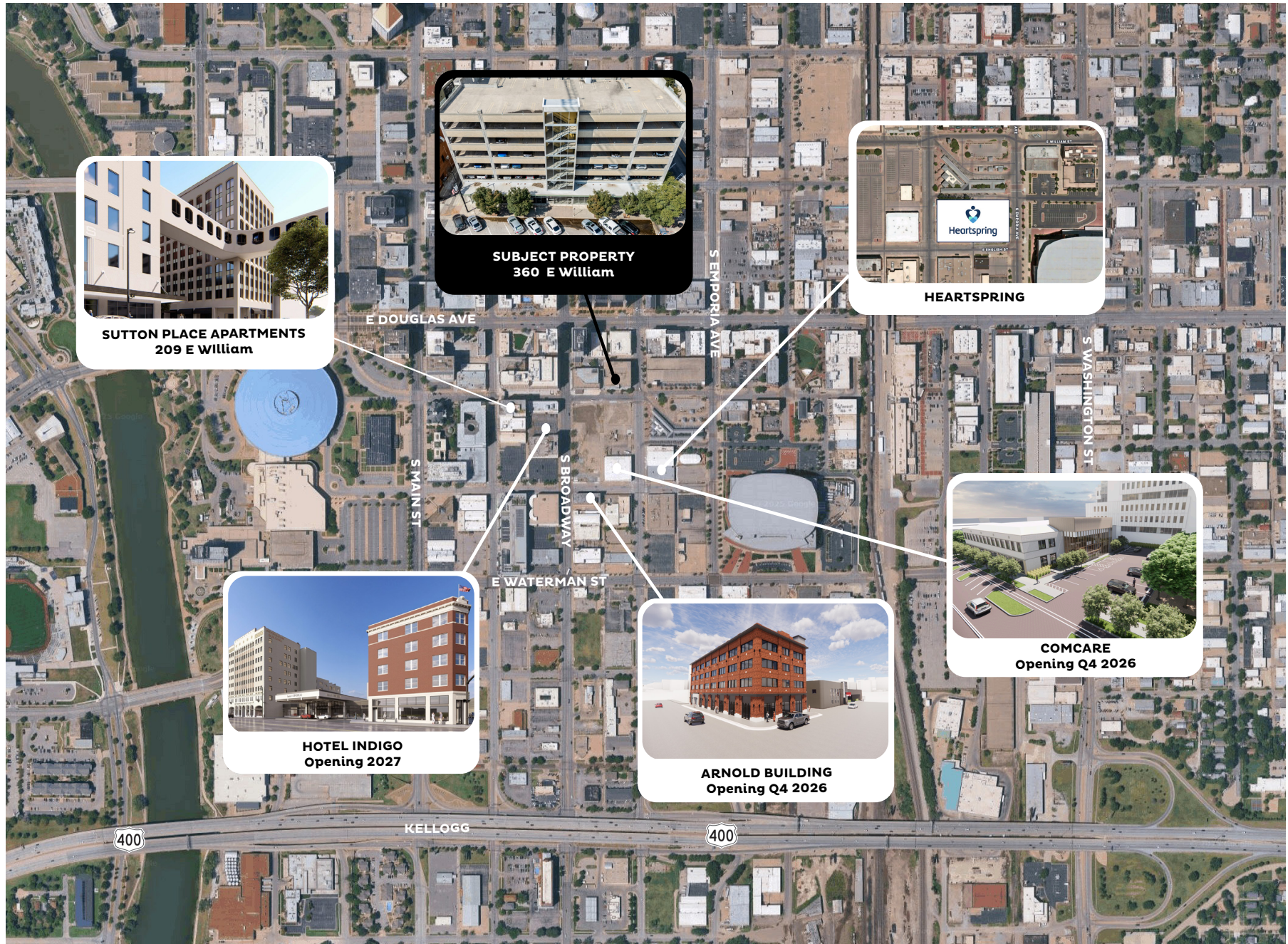
|                                 |                                      |
|---------------------------------|--------------------------------------|
| <b>\$2 BILLION</b>              | <b>3,000 UNITS</b>                   |
| TOTAL INVESTEMENT (SINCE 2010)  | TOTAL RESIDENTIAL UNITS              |
|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

## TRAFFIC PATTERNS



\*INFORMATION PULLED FROM DOWNTOWN WICHITA AND GREATER WICHITA PARTNERSHIP

# DOWNTOWN DEVELOPMENT PROJECTS



**SUTTON PLACE APARTMENTS**  
209 E William

**SUBJECT PROPERTY**  
360 E William

**HEARTSPRING**

**HOTEL INDIGO**  
Opening 2027

**ARNOLD BUILDING**  
Opening Q4 2026

**COMCARE**  
Opening Q4 2026



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