# DOUGLAS PLACE MARKET
# RETAIL AND OFFICE SPACES

*360 E. WILLIAM, WICHITA, KS 67202*




**EXCLUSIVELY OFFERED BY:** ALEX IBARRA, CCIM
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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 |

| TRAFFIC COUNTS | |
|---|---|
| William & Topeka | 2,385 VPD |

# WICHITA BIOMEDICAL CAMPUS









**ABOUT**

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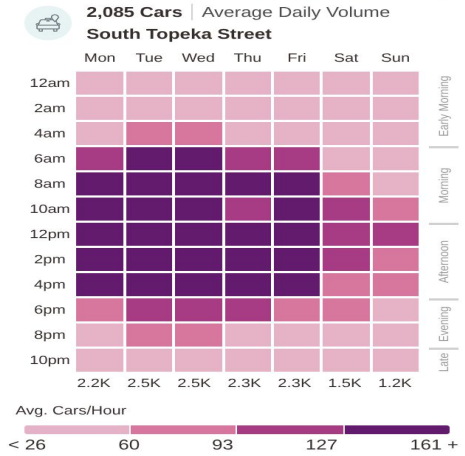
# ABOUT THE NEIGHBORHOOD

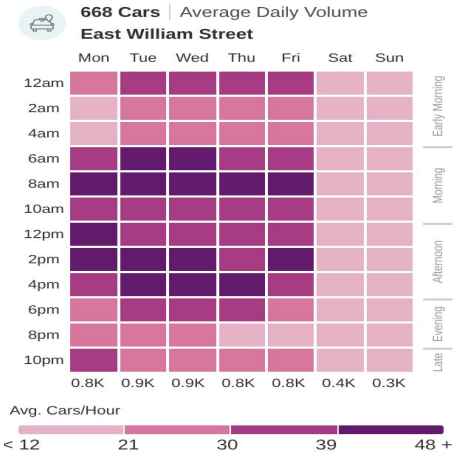



# ABOUT DOWNTOWN

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

## TRAFFIC PATTERNS



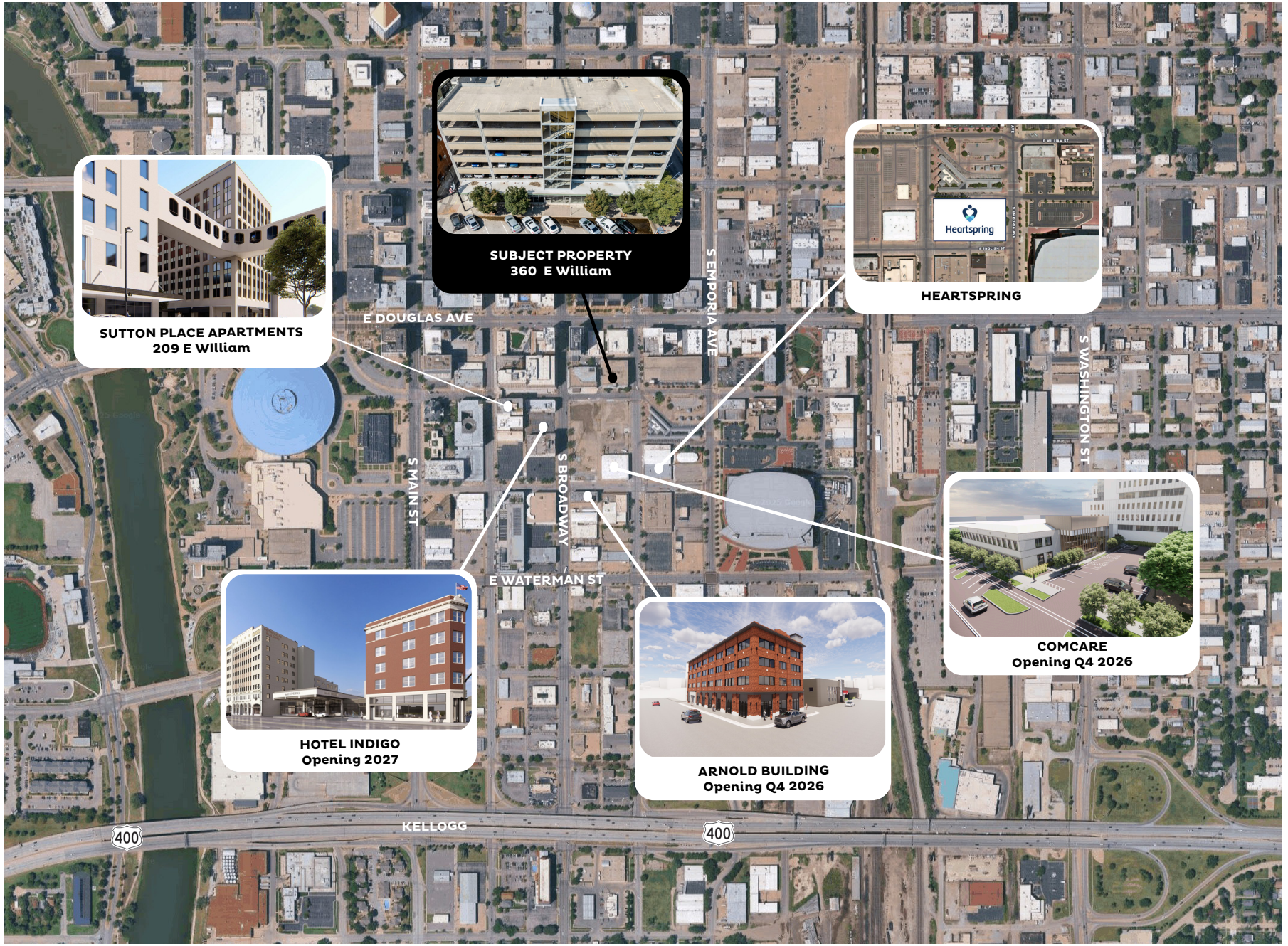




*INFORMATION PULLED FORM DOWNTOWN WICHITA AND GREATER WICHITA PARTNERSHIP




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# DOWNTOWN DEVELOPMENT PROJECTS








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