



TIDEMANN
REAL ESTATE

FOR SALE

PRESTIGIOUS OFFICE INVESTMENT

8301 E. 21st St. N., Wichita, KS 67206



SALE PRICE: Contact Broker

185,311 ± SF
(4.25 ± A)

SITE SIZE

Limited Commercial

ZONING

49,028 ± SF

BUILDING SIZE

1997

YEAR BUILT

CONSTRUCTION

Stud- EIFS

2024 TAXES

(\$2.54 SF)

PARKING

234 ± Spaces

General: \$124,626.03

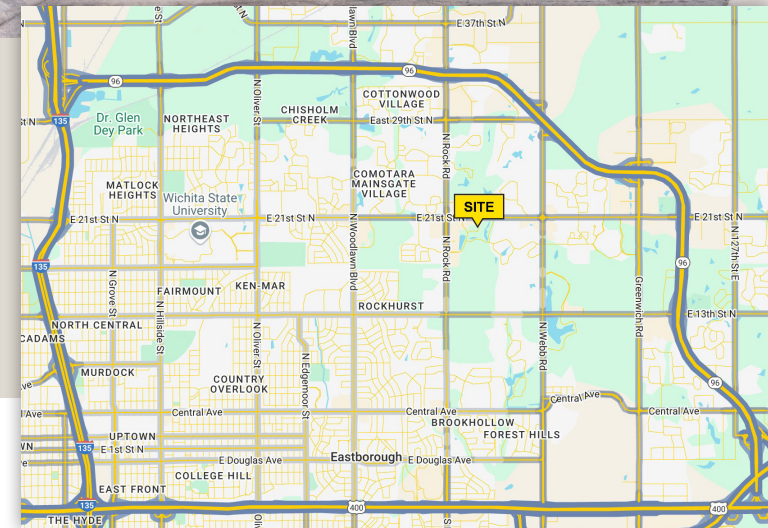
Specials: \$125.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,075	58,490	153,666
Avg. HH Income	\$80,696	\$84,104	\$77,360
Median Age	38	39.6	39.8
Number of Businesses	540	2,943	5,221

TRAFFIC COUNTS

21st Street & Rock Rd

16,454 VPD



PROPERTY HIGHLIGHTS

- Office investment in Wilson Estate Office Park.
- Financials provided after receipt of executed confidentiality agreement.
- Investment excludes Capitol Federal condo portion of the building.



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered By:

BRADLEY TIDEMANN, SIOR

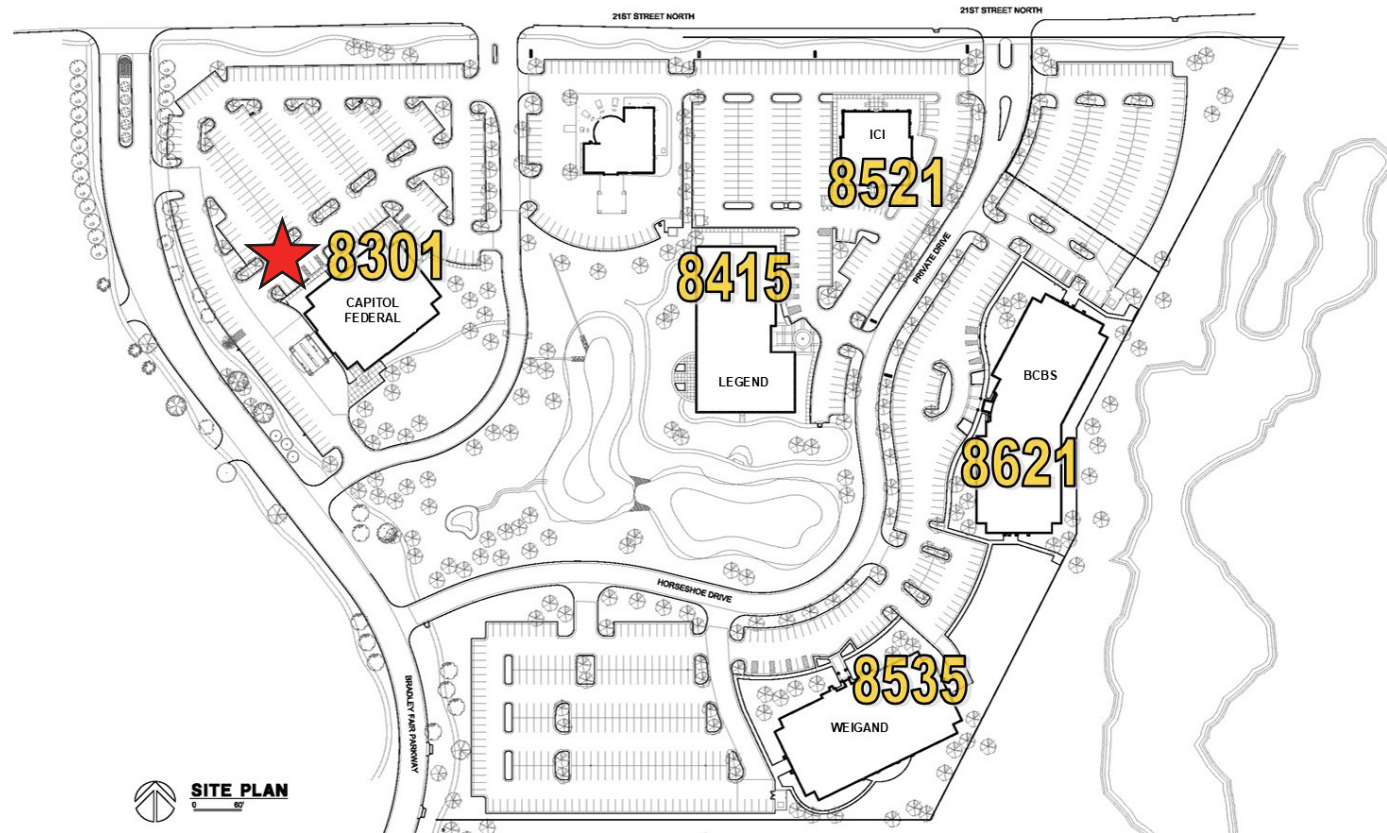
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