



TIDEMANN
REAL ESTATE

FOR SALE

PRESTIGIOUS OFFICE INVESTMENT

8535 E. 21st St. N., Wichita, KS 67206



SALE PRICE: Contact Broker

167,907 ± SF
(3.85 ± A)

SITE SIZE

General Office

ZONING

45,404 ± SF

BUILDING SIZE

1999

YEAR BUILT

CONSTRUCTION

Stud- EIFS

2024 TAXES

(\$2.37 SF)

SPRINKLERED

Wet

General: \$107,797.18

Specials: \$31.25

PARKING

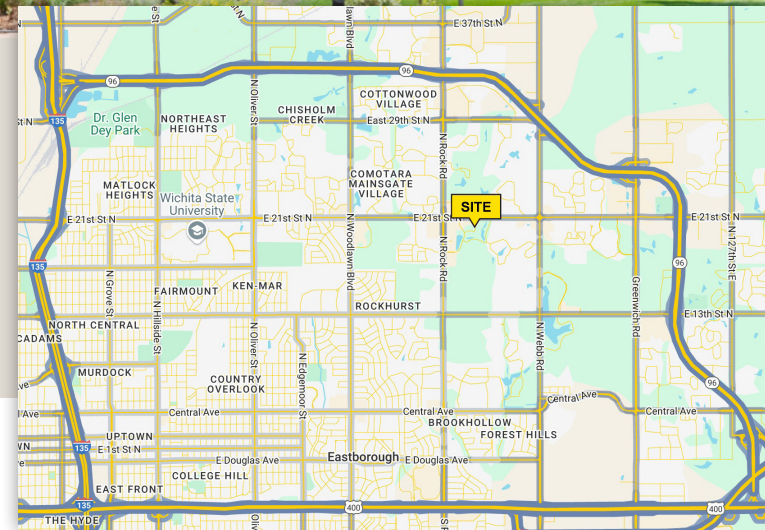
261 ± Spaces

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/owner occupant opportunity in Wilson Estates Office Park!
- Financials provided after receipt of executed confidentiality agreement.



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered By:

BRADLEY TIDEMANN, SIOR

316-650-8853 | Bradley@TidemannRE.com

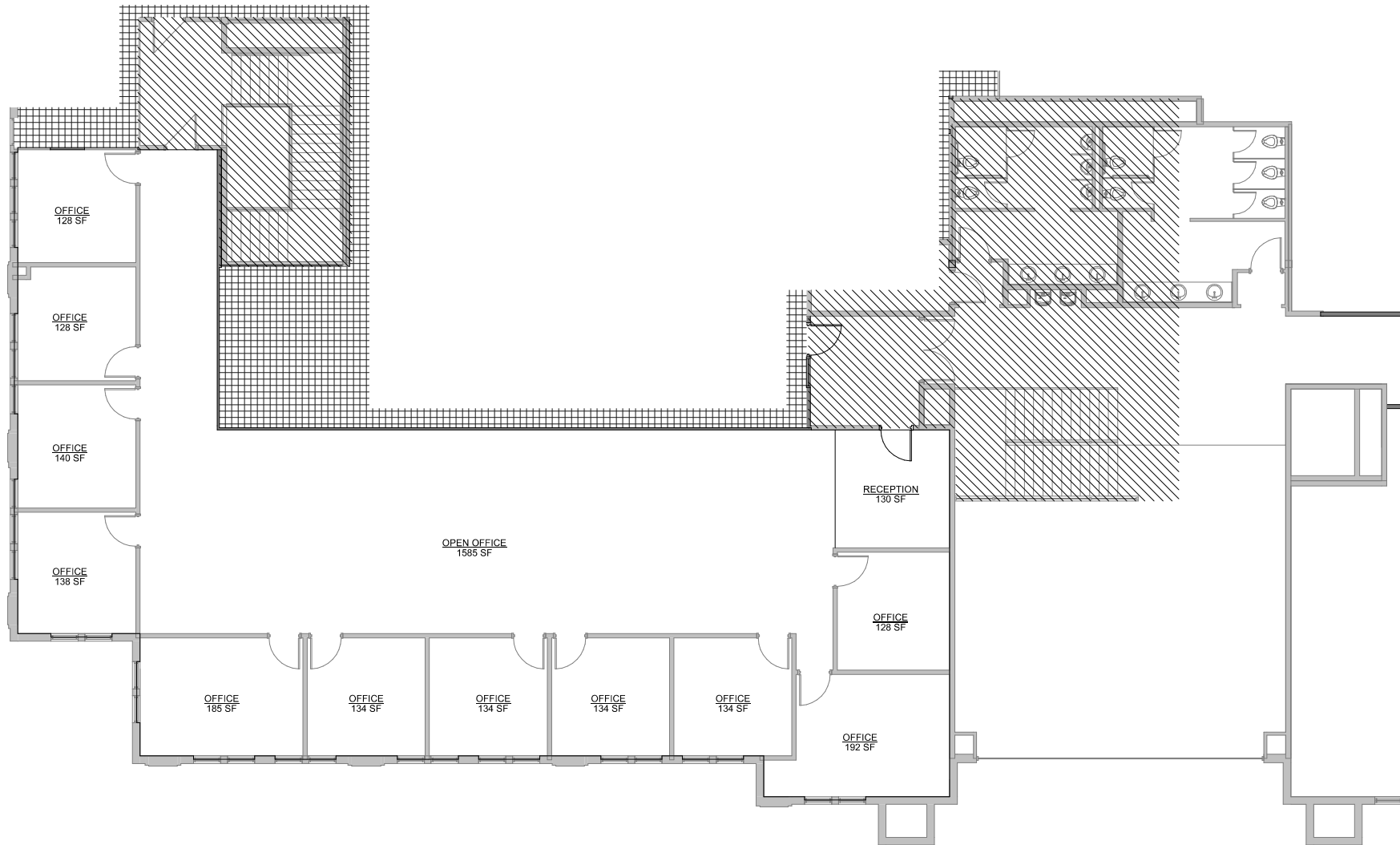


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FLOOR PLAN - SUITE 225



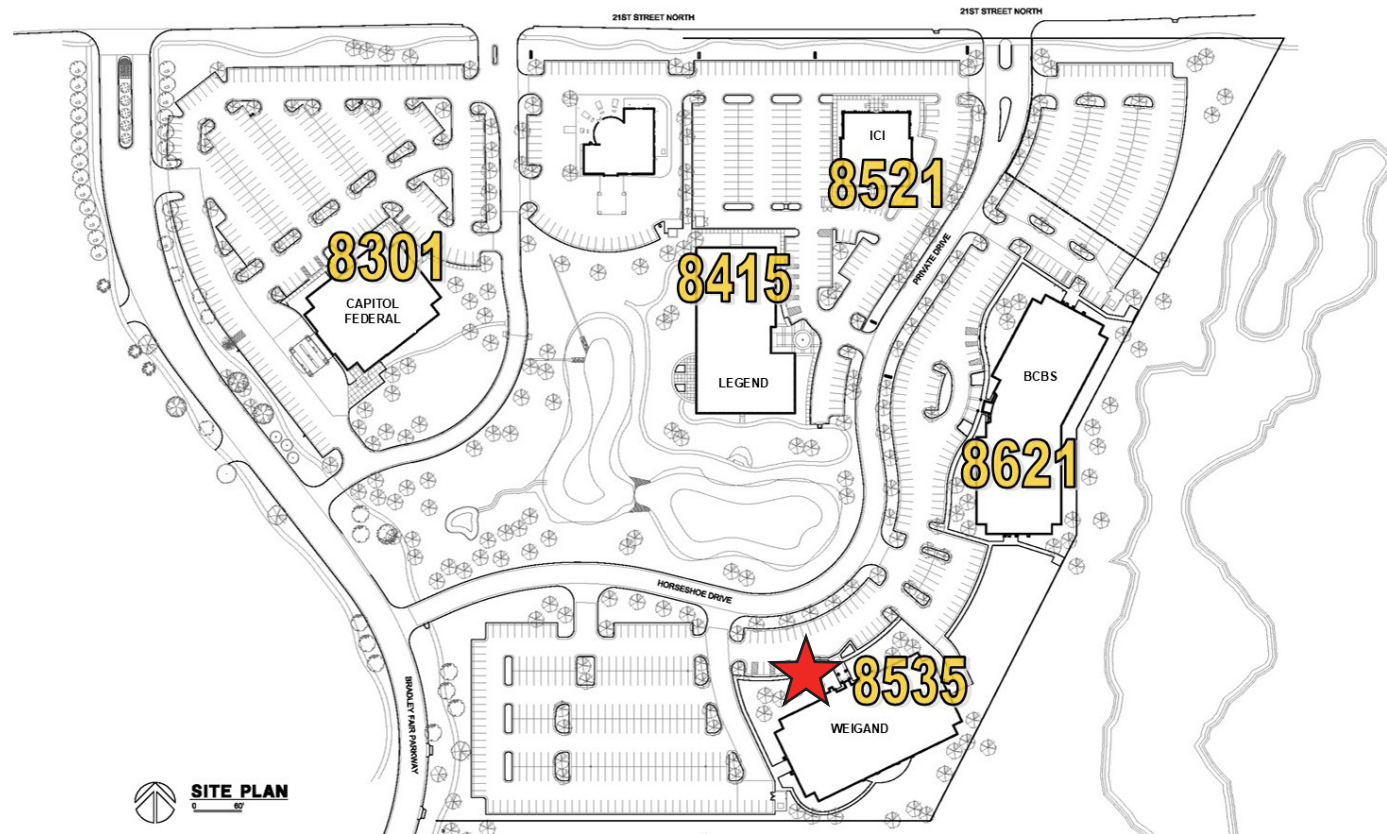
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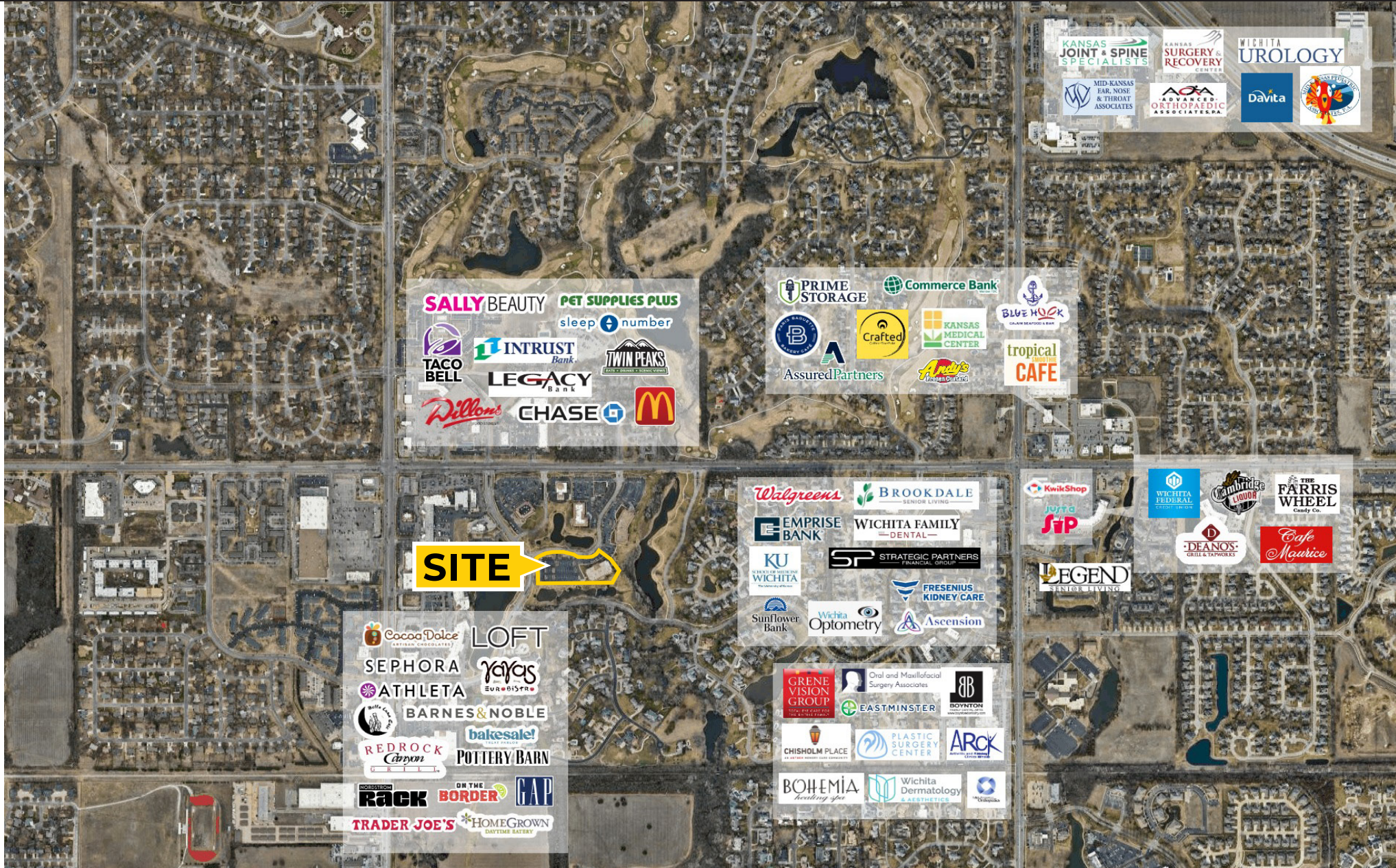
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