

# PROFESSIONAL OFFICE SPACE

2203 N SWEETBRIAR, WICHITA, KS 67204



SCAN FOR  
3-D TOUR



LEASE RATE: \$2,000.00/MO, GROSS

VACANT SF: 1,500  
 GROSS BUILDING SF: 2,816  
 SITE ACRES: .54  
 YEAR BUILT: 1966  
 ZONING: General Office  
 PARKING: 21 spaces

## PROPERTY HIGHLIGHTS

- Small office space available for lease near 21st St. and Amidon.
- One private office, one private exam room, open-area exam space, breakroom, two private restrooms, large reception area, and basement.
- Ideal space for medical or professional office user.
- Street pylon sign available.
- Area neighbors include:



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,831	67,224	177,611
Avg. HH Income	\$73,550	\$71,697	\$76,881
Median Age	37.3	34.8	34.5

## TRAFFIC COUNTS

21st & Amidon 17,214 VPD

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## 3-D FLOOR PLAN



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