

OFFICE SPACES FOR LEASE

9435 E. CENTRAL, WICHITA, KS 67206



FOR LEASE



LEASE RATE:
\$400-\$2,500/MO, FULL SERVICE

AVAILABLE SPACE: Up to $\pm$ 1,800 SF
ZONING: Limited Commerical

ABOUT THIS PROPERTY:

- Recently Remodeled Rooms
- 6 Private Offices, 2 of which are corner offices.
- 1 Conference Room.
- 2 Private Bathrooms.
- Shared Kitchenette Space.
- All desks and other fixtures will be included.
- Can lease multiple offices in different configurations depending on tenant needs. Call for more information.

DEMOGRAPHICS



Population

1 Mile 4,397

3 Miles 7,890

5 Miles 8,250



Avg. HH Income

1 Mile \$70,862

3 Miles \$69,938

5 Miles \$70,456



Median Age

1 Mile 37.0

3 Miles 38.0

5 Miles 38.2



TRAFFIC COUNTS

Waterman & Commerce 4,283 VPD

Waterman & Washington 21,128 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered Exclusively By:

Brandon Mitchell | 913.217.5187 | bmitchell@reecenichols.com

Ryan Kerr | 316.775.8900 | ryankerr@reecenichols.com

Tim Kerr | 316.218.5150 | timkerr@reecenichols.com

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PHOTOS



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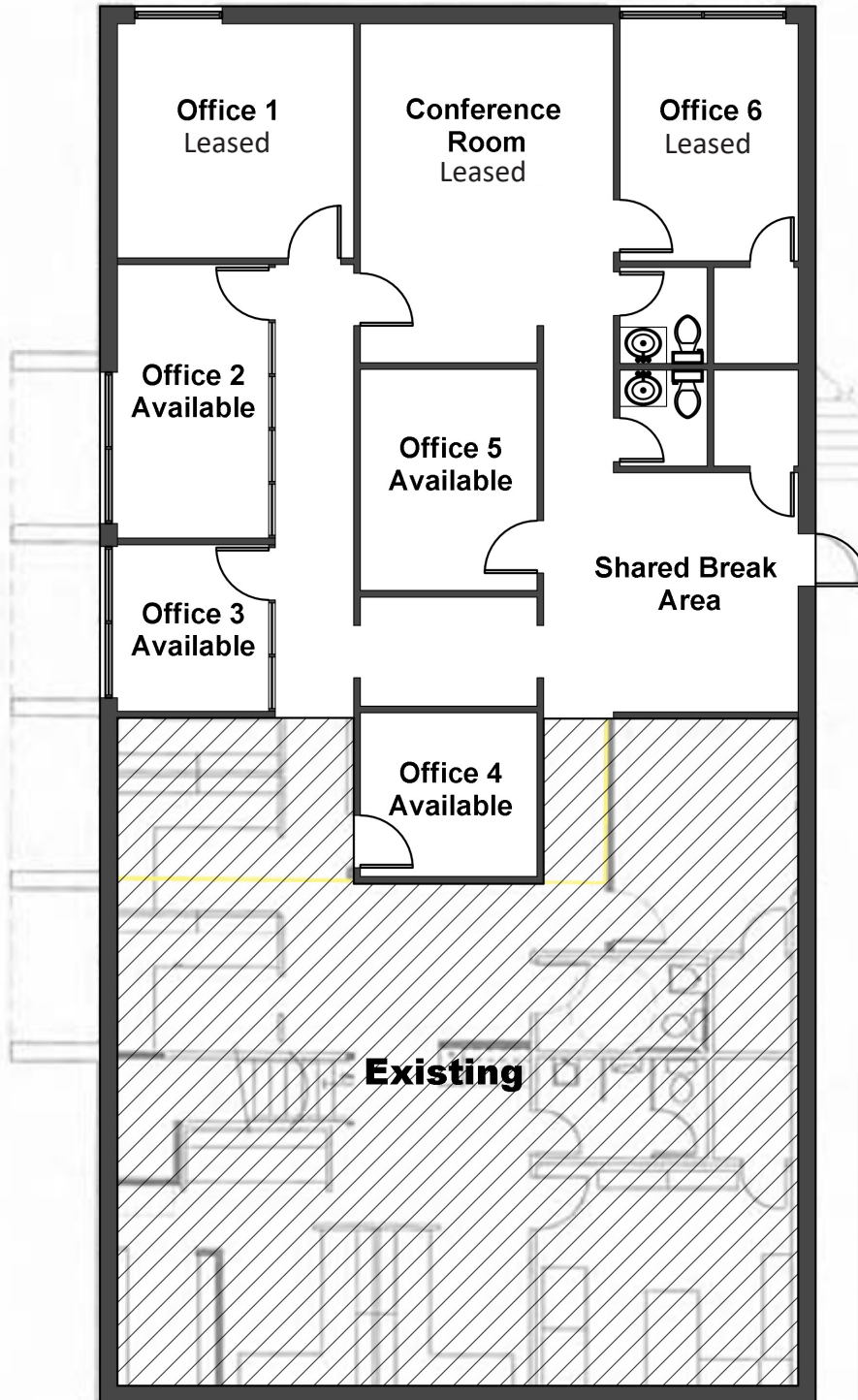
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FLOOR PLAN



Office 1	181 sf
Office 2	135 sf
Office 3	82 sf
Office 4	95 sf
Office 5	128 sf
Office 6	138 sf



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