

NORTHEAST WICHITA MEDICAL OFFICE SPACES

7111 E. 21st St. North
Wichita, KS 67206



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered Exclusively By:

Alex Ibarra, CCIM
Ben Suellentrop

| 316-833-1198

| 316-765.5145

| alexibarra@reecenichols.com

| bens@reecenichols.com



SCAN FOR
VIDEO!



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LEASE RATE:	Contact Broker
EST. NNN'S:	\$8.50/SF
VACANT SF:	33,300 SF
GROSS BUILDING SF:	40,059 SF
SITE ACRES:	4.81 A
YEAR BUILT:	1981/1996
ZONING:	General Office
PARKING:	200 Spaces

SUITE	SIZE	AVAILABLE
SUITE 101	27,819 RSF	Available 12/2027
SUITE 102	1,291 RSF	Available Now
SUITE 106	4,190 RSF	Available Now

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,984	65,764	166,276
Avg. HH Income	\$125,352	\$122,672	\$107,071
Median Age	41.2	36.2	34.7

TRAFFIC COUNTS	
21st St.	18,795 VPD
21st & Rock Rd	40,064 VPD

PROPERTY HIGHLIGHTS

- Current tenants include: Primary Care Associates, Advanced Physical Therapy, and Kansas Care Connect.
- Suite 101 can be demised; contact broker for more details.
- Strategically located near Wesley Woodlawn Hospital & ER and Wichita State University.
- Building and prominent 21st St monument signage available.

JOIN AREA BUSINESSES:



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PHOTOS

STE 101



STE 102



STE 106



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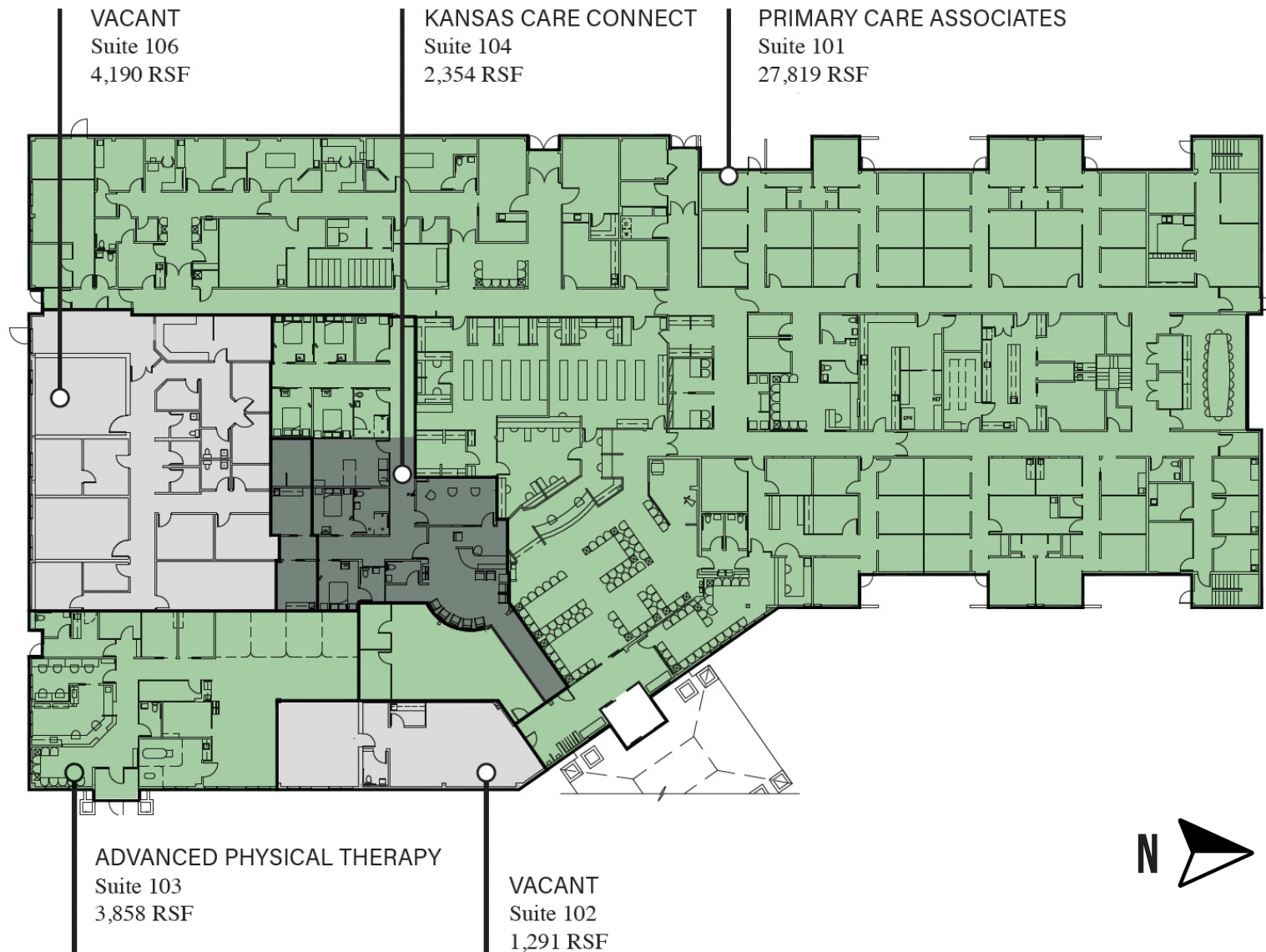
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FLOOR PLAN



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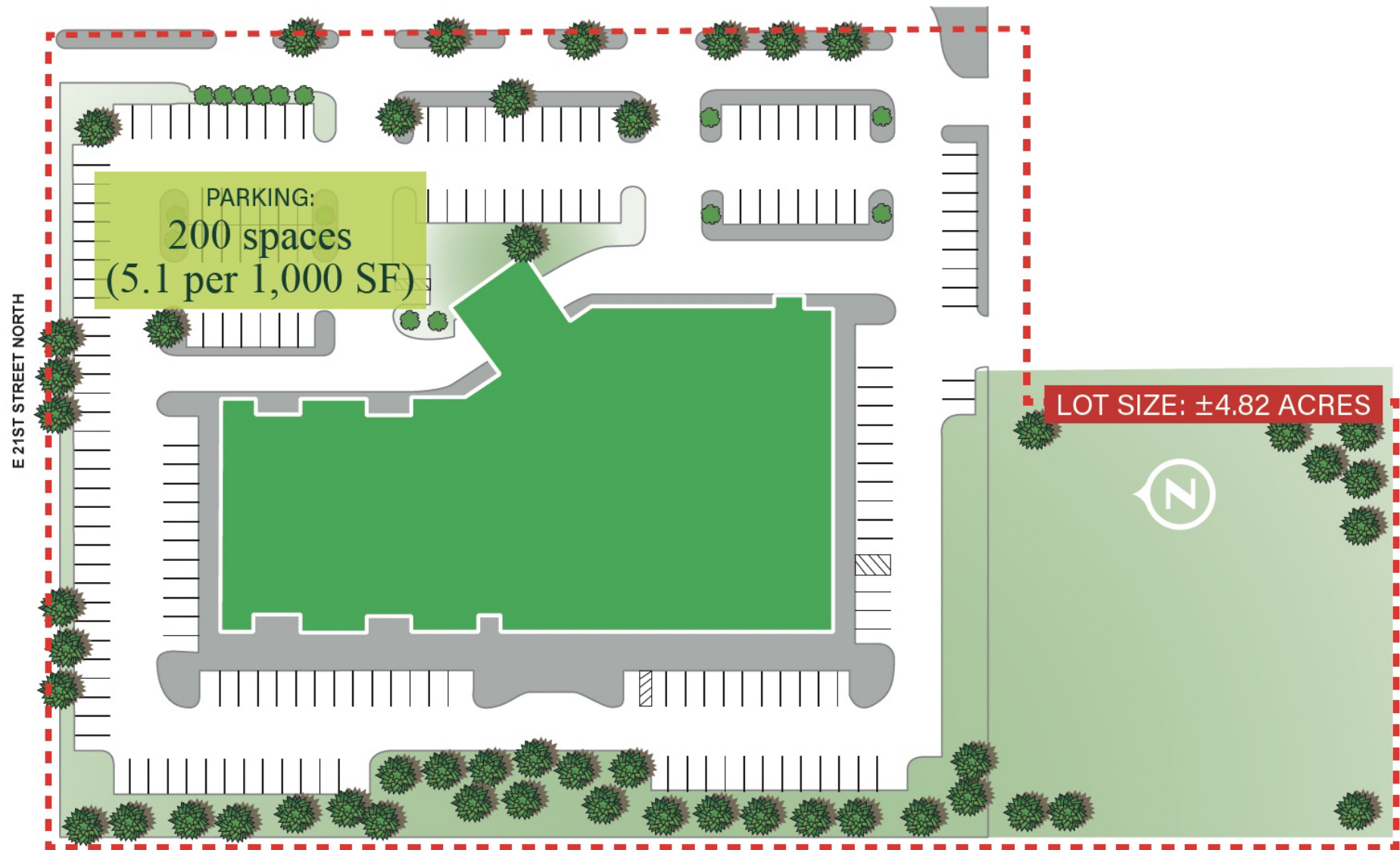
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SITE PLAN



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AERIAL

SITE

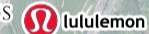
E. 21ST ST.

ROCK RD.

SALLY BEAUTY *Revlon*
PET SUPPLIES PLUS



Bradley Fair Shopping Center



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