DOWNTOWN CLASS-A OFFICE

423 E. DOUGLAS, WICHITA, KS 67202

SCAN FOR VIDEO

FOR LEASE



SF AVAILABLE:	5,035 SF
LEASE RATE:	$16.00/SF, NNN
ESTIMATED NNN:	$6.00/SF
YEAR BUILT:	1916 (Renovated 2023)
PARKING:	Parking Garage ($35/month per space)
ZONING:	Central Business District

PROPERTY HIGHLIGHTS

- Large bullpen area, six private offices, conference room, kitchenette, and three restrooms.
- Original hardwood floors and original tin ceiling.
- Furniture available for sale - contact broker for details.
- Join building businesses: Keycentrix, Netability, WIBA and Coquetry Maison
- One block from the Wichita BioMedical Campus - projected to bring 3,000 students and 200 faculty and staff to Downtown. Classes begin August 2027.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Median Age	33.0	33.9	34.6
Daytime Pop.	38,133	83,833	173,195
TTL. Businesses	2,526	5,779	10,192

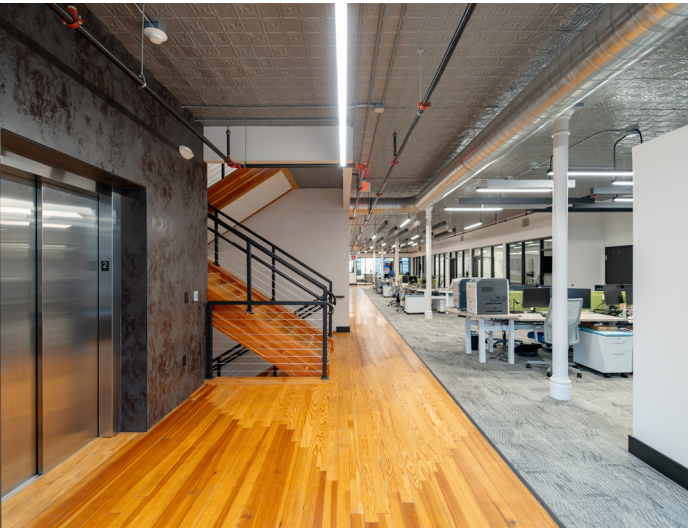
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INTERIOR IMAGES







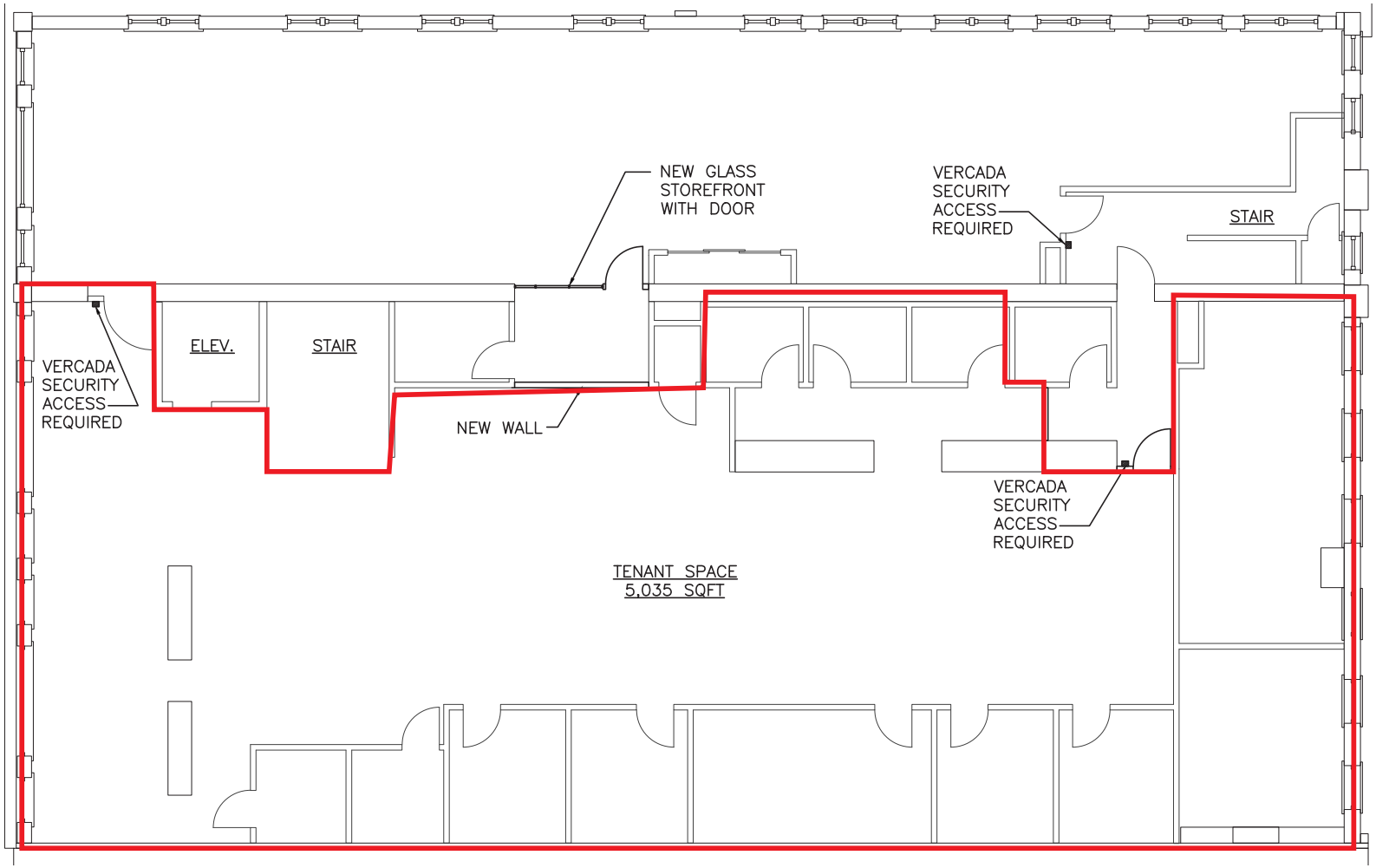

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2ND FLOOR



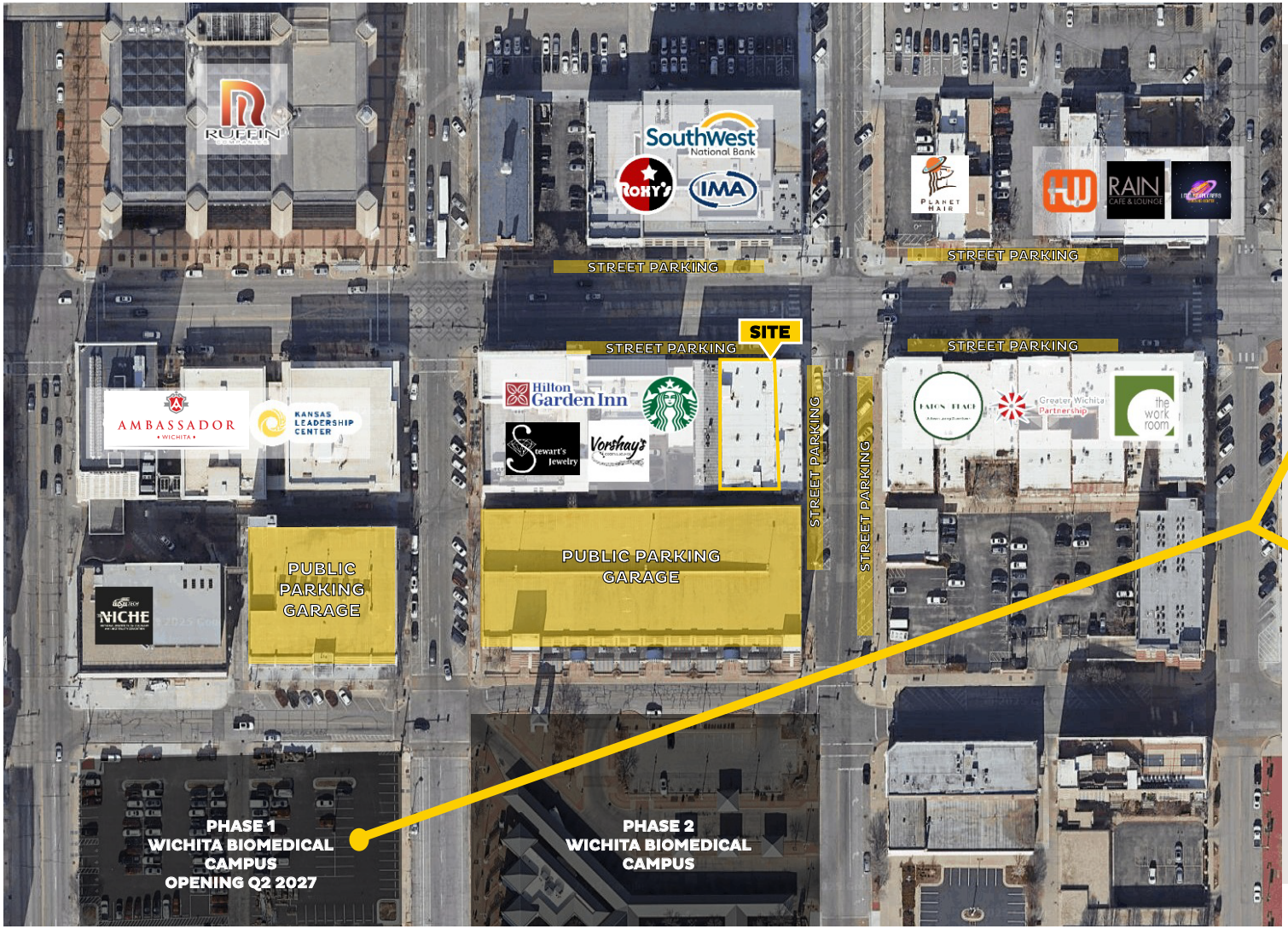
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PARKING PLAN



WICHITA BIOMEDICAL CAMPUS RENDERINGS (UNDER CONSTRUCTION)





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DOWNTOWN DEVELOPMENT PROJECTS



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