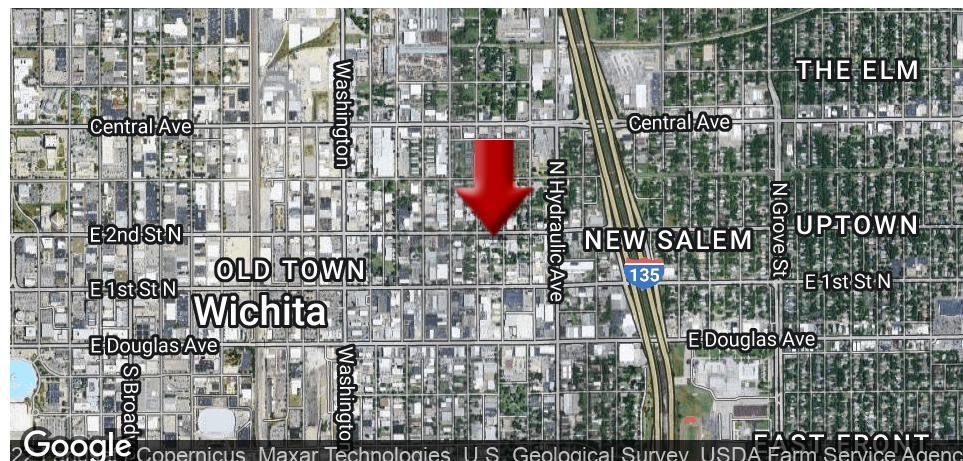


# DOWNTOWN COMMERCIAL OFFICE OPPORTUNITY

1555 E 2nd Street, Wichita, KS 67214



## OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	1,950 - 3,276 SF
LEASE RATE:	\$4.00 - 6.50 SF/yr (NNN)
LOT SIZE:	0.5 Acres
BUILDING SIZE:	9,402
MARKET:	Wichita

## CLICK HERE TO VIEW VIDEO

### PROPERTY OVERVIEW

Full basement with panoramic windows for lease that has two separate stairwells to access. Space included two restrooms, office areas, and full kitchen with room for dining.

Full Upstairs is great for needing multiple offices. This space has 9 offices, one large room, reception area, and executive boardroom set for AV. Three staircases allow access to other areas of the building.

### PROPERTY HIGHLIGHTS

- Great Price
- Great Location
- Accommodate multiple office spaces needed
- On site parking

**KW COMMERCIAL SIGNATURE PARTNERS LLC**  
1635 N. Waterfront Parkway,  
Suite 150  
Wichita, KS 67206

**WILL HARMON, CCIM**  
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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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OFFICE FOR LEASE

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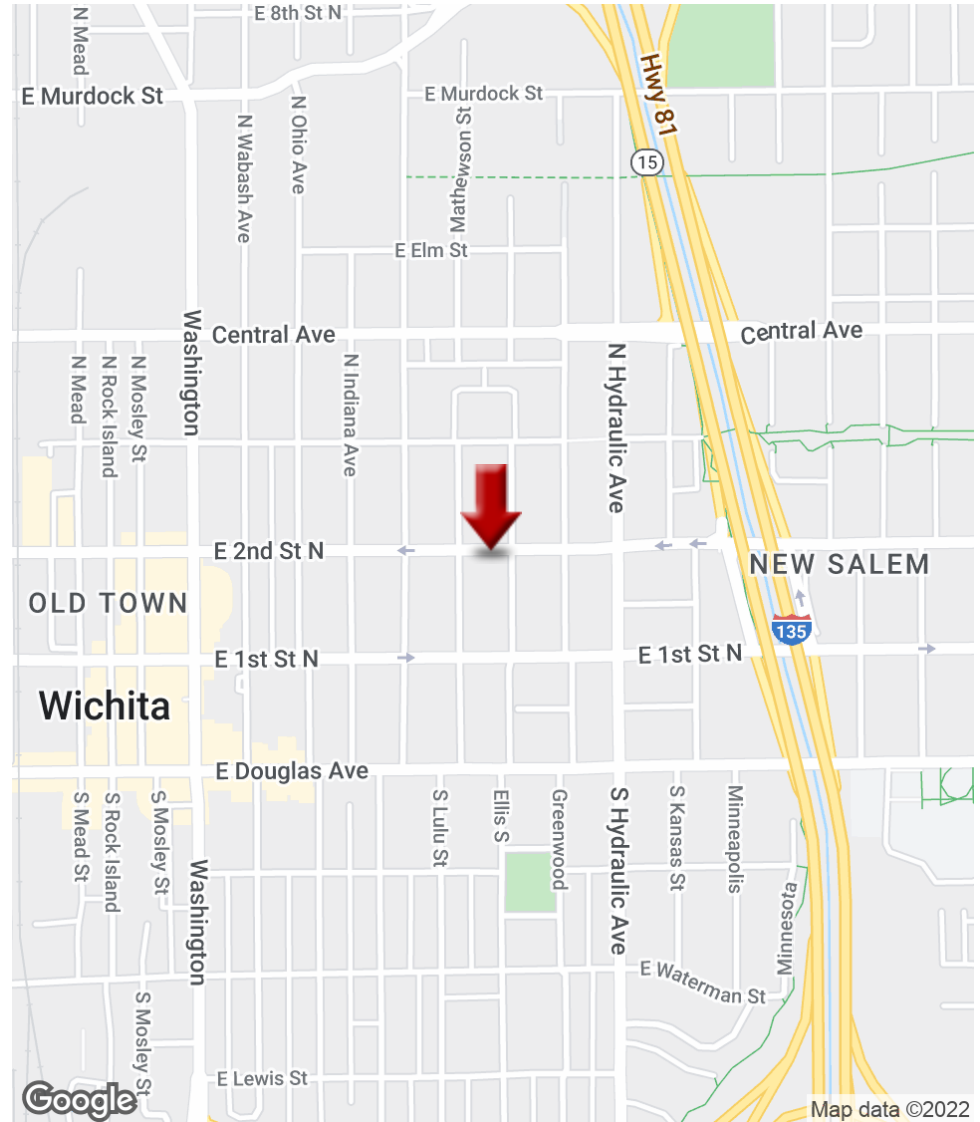
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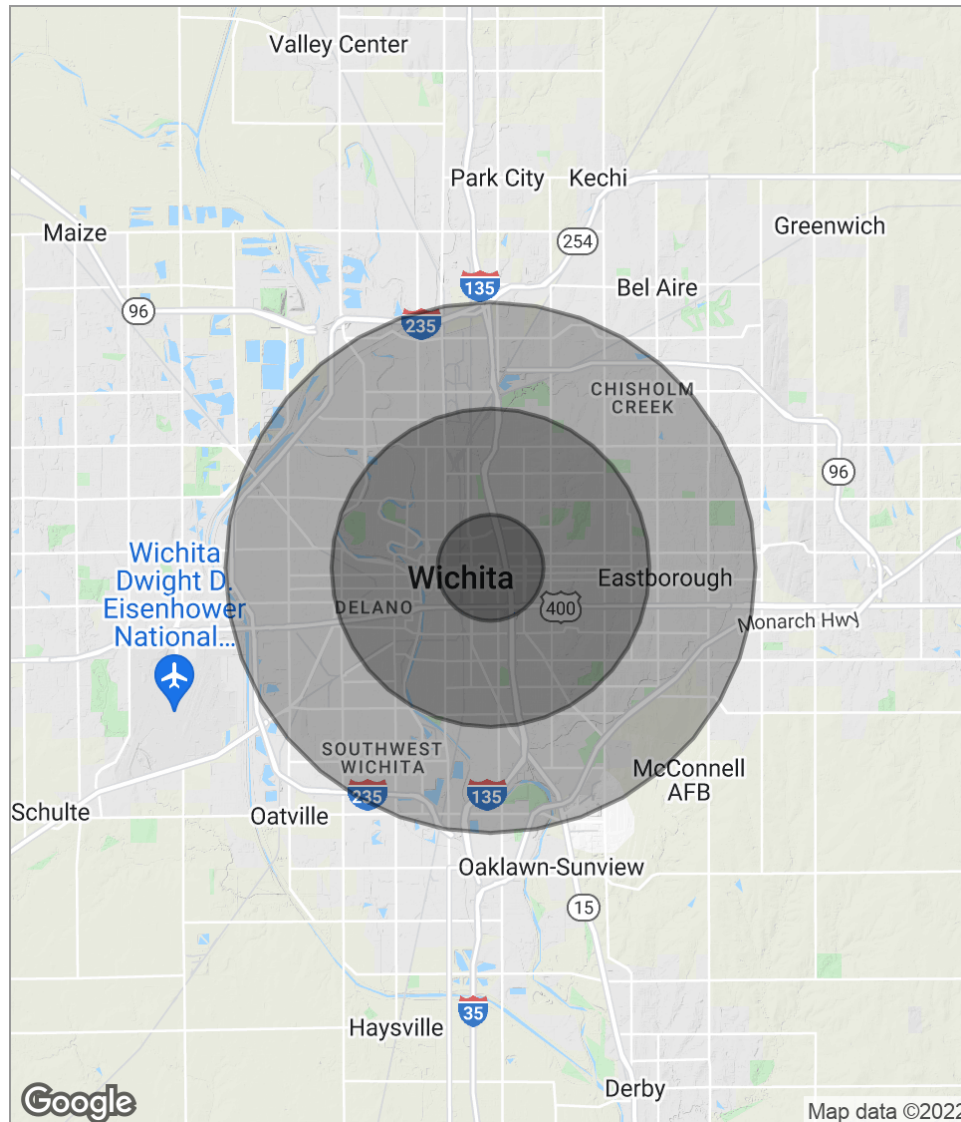
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,838	105,911	244,728
Median Age	31.3	32.5	33.4
Median Age (Male)	30.8	31.6	32.2
Median Age (Female)	32.5	33.4	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,714	43,144	101,507
# Of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$35,020	\$40,284	\$45,115
Average House Value	\$94,046	\$95,787	\$106,090

\* Demographic data derived from 2010 US Census

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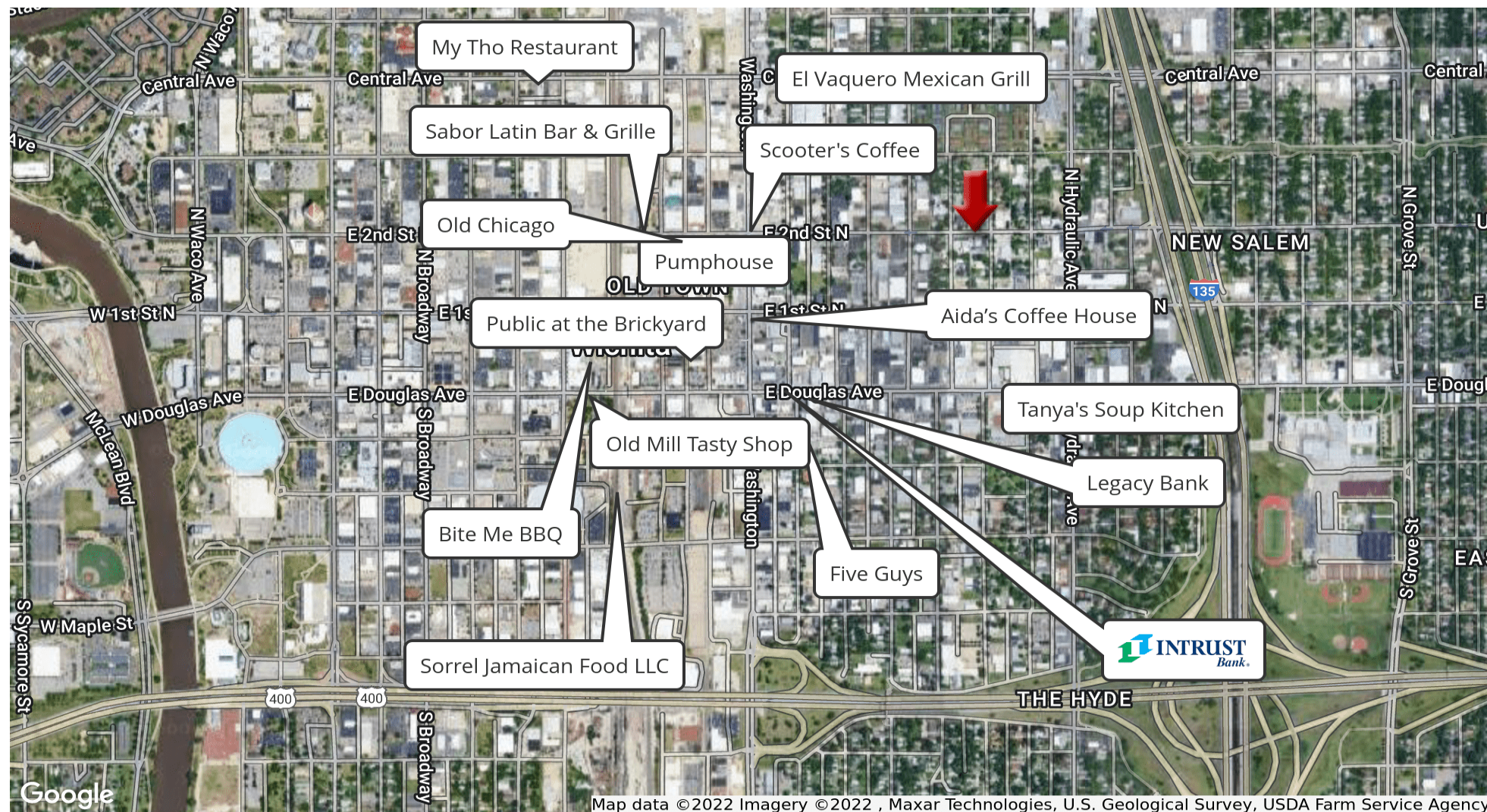
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