

Office/Flex Investment

3815 S Midco St Wichita, KS 67215



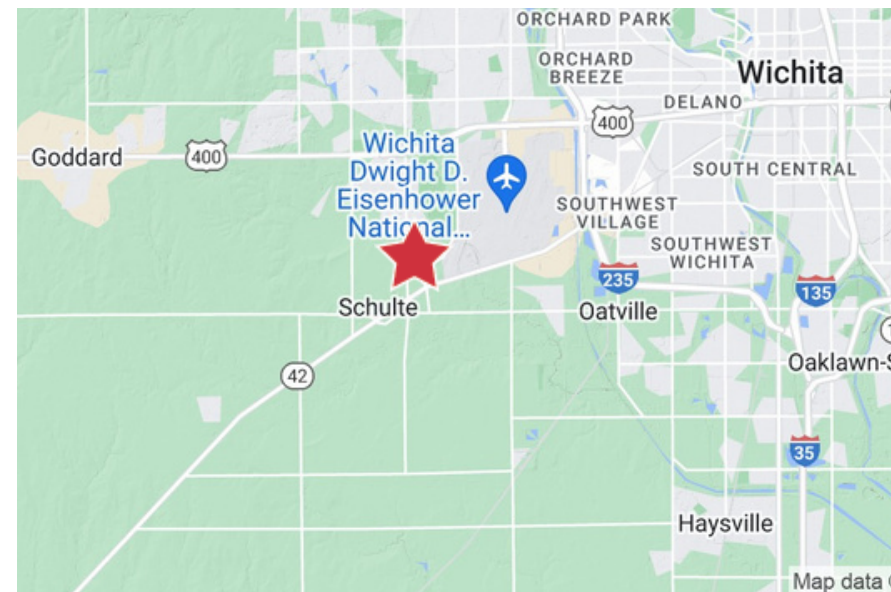
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Property Highlights

- Building size: 8,044 SF
- Office space: 5,756 SF
- Shop/Lab Space: 2,288 SF
- Zoning: Limited Industrial
- Recently updated office space
- Full stone exterior
- Easy access to K-42/Southwest Blvd. and I-235

Investment Summary

- 100% Leased single-tenant investment
- 2 years remaining on lease term
- financially strong tenant
- 8% cap rate
- Asking price \$1,250,000



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Grant Glasgow, SIOR**
+1 316 847 4908
gglasgow@naimartens.com

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