

Property for Sale



310 E 2nd St N
310 East 2nd Street North

EXECUTIVE SUMMARY

- Office building for sale or lease near Wichita's Old Town District.
- Within walking distance to apartments, restaurants and entertainment.
- Located at the signalized hard corner of 2nd Street and Broadway.
- Private parking lot on North side of building.
- Additional parking available to the South.
- Building is located within an Opportunity Zone

SPACE AVAILABILITY

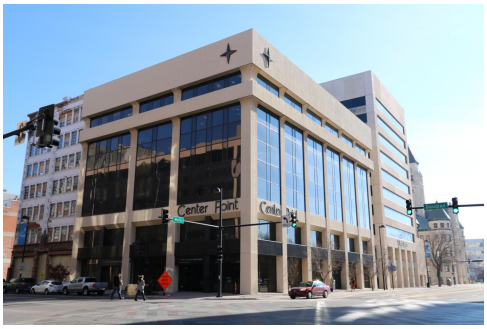
- 1st Floor - 11,139 SF
- 2nd Floor - 11,139 SF
- 3rd Floor - 11,139 SF

Contact Whitney Vliet Ward, Morrie Sheets and Krista Lowry with J.P. Weigand Realtors at 316-641-4141

Last verified: May 2022

Property for Lease





100 S Main St (Center Point)
100 South Main Street

Office

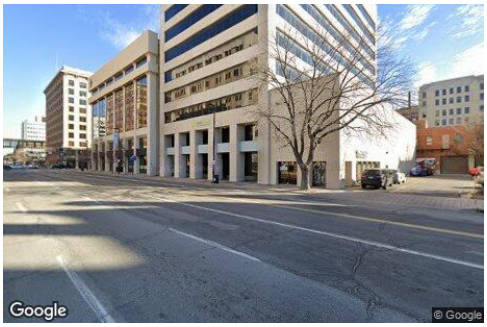
Professional office building right in the heart of downtown Wichita at the corner of Douglas and Main! This building is owner-occupied and professionally managed. There is limited public, street-side parking available for guests and clients and nearby parking garages available for monthly rental.

- 1st Fl, Ste 100 - 4,101 SF - $12.00 /SF/YR
- 1st Fl, Ste 102 - 1,716 SF - $12.00 /SF/YR
- 3rd Fl, Ste 301 - 1,820 SF - $12.00 /SF/YR
- 4th Fl, Ste 415 - 1,175 SF - $12.00 /SF/YR
- 4th Fl, Ste 420 - 1,950 SF - $12.00 /SF/YR
- 5th Fl, Ste 505 - 5,963 SF - $12.00 /SF/YR
- 5th Fl, Ste 510 - 1,086 SF - $12.00 /SF/YR
- 5th Fl, Ste 520 D - 258 SF - $12.00 /SF/YR
- 5th Fl, Ste 520C - 300 SF - $12.00 /SF/YR
- 6th Fl, Ste 600 - 5,994 SF - $12.00 /SF/YR
- 6th Fl, Ste 607 - 765 SF - $12.00 /SF/YR
- 6th Fl, Ste 620 - 1,100 SF - $12.00 /SF/YR

Property information verified April 2022

Contact Bruce Rowley with Arena South Management LLC at (316) 285-0202 for more property information.





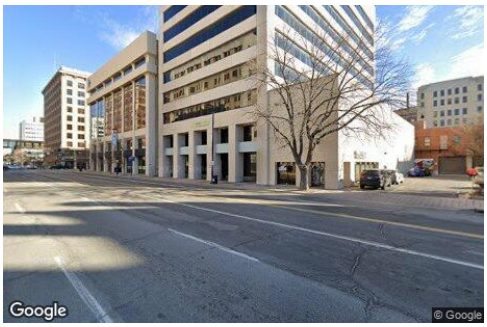
110 S Main St
110 South Main Street

- 1st Floor - 505-2,564 SF
- 3rd Floor - 1,200-10,000 SF
- 4th Floor - 1,200-10,000 SF
- 5th Floor - 1,200-10,000 SF
- 10th Floor - 1,200-9,000 SF

Office class B building with 10 stories located in Downtown Wichita.

Contact Kristin Stang and Colby Reynolds with InSite Real Estate Group at 316-618-1100

Last Verified: March 28, 2022



110 S Main St
110 South Main Street

Class B 10-story office building located in the heart of Wichita.

Available Space:

- 1st Floor - 505-2,564 SF
- 3rd Floor - 1,200-10,000 SF
- 4th Floor - 1,200-10,000 SF
- 5th Floor - 1,200-10,000 SF
- 10th Floor - 1,200-9,000 SF

For more information, contact Kristen Stang and Colby Reynolds with InSite Real Estate Group at 316-618-1100

Last verified: May 2022





111 N Mosley St
111 North Mosley Street

Available Spaces:

- 1st Fl, Ste 100 - 2,500 SF
- 2nd Fl, Ste 201 - 900 SF
- 2nd Fl, Ste 202 - 1,450 SF
- 2nd Fl, Ste 203 - 1,300 SF $14 SF/YR

Contact Stephanie Wise with Street Commercial at 316-263-7242

Last Verified: April 2022



120 S Main St
120 South Main Street

Located near Main & Douglas; the High Touch building borders Century II, the Historical Museum, the Wichita Central Library, and Heritage Square Park. This location on Main St is easy to find and quick to get on and off of Kellogg/Highway 54. The building is within walking distance of Intrust Bank Arena, the Orpheum Theater, and the new baseball stadium development. Annual festivals include the Tallgrass Film Festival, Riverfest, Wagonmasters Chili Cookoff and Automobilia. First Fridays, Ballet Wichita and the Wichita Symphony host events monthly.

- 1st Floor - 3,635 SF - $12.50 /SF/YR

Contact Kristin Stang with InSite Real Estate Group at 316-618-1100

Last verified March 2022





129 E 2nd St N
129 East 2nd Street North

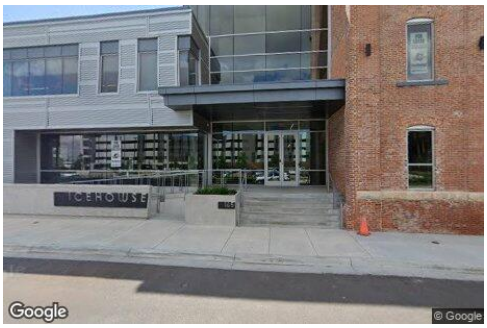
This attorney-focused office space features a corner office and a professional conference room. Located in downtown Wichita.

Available Spaces:

- 1st Floor - 150 SF
- 1st Floor - 157 SF

Contact Jake Ramstack with InSite Real Estate Group at 316-841-3814

Last verified: May 2022



165 S Rock Island
165 South Rock Island

Located within the Union Station campus [165 S. Rock Island], the Ice House is located in the heart of Wichita's downtown office market. The area provides a vibrant live, work, play environment and is conveniently surrounded by a wide variety of amenities, including restaurants, entertainment venues, the new Naftzger Park and Intrust Bank Arena.

The Ice House is ideally situated to provide an office solution for companies looking to recruit and retain talented employees. The Ice House offers approximately 38,000 SF of customizable Class A office space on three levels. Originally constructed in 1901 as a hardware warehouse, the building began storing large blocks of ice coming off the surrounding rail lines in 1909. The building maintains its architectural appeal through a mix of historic and contemporary elements allowing for multiple office layout concepts for tenants.

- 1st Floor - 5,202 SF - $20.00 /SF/YR
- 1st Floor - 4,391 SF - $20.00 /SF/YR
- 2nd Floor - 5,171 SF - $20.00 /SF/YR

Contact Charlie King with Occidental Management at 316-330-9355

Last Verified: April 2022





202 St Francis
202 Saint Francis

Impressive historic building in vibrant downtown marketplace · 4,200 +/- Square Feet of prime office space · High quality construction with mixture of private office and open concept floor area · Spacious private courtyard for private events and relaxation · Strategic location next to downtown shops, restaurants, Naftzger Park, Eaton Place and Intrust Bank Arena · Secure private parking included · Easy access to downtown, Kellogg and Interstate 135 · Exterior renovation complete: 4th Quarter 2020 Be a part of the best live, work, play environment available in Wichita today!

Available Space:

- 1st Floor - 4,200 SF - $19.50

Contact Dan Unruh with InSite Real Estate Group at 316-618-1100

Last verified May 2022



226 N Emporia St
226 N Emporia St

Industrial Space

Originally used as a "horseless carriage" garage until converted to a mechanic's garage.

- 1st Fl, Ste 226 - 6,850 SF - $15 SF/YR

Property information verified May 2022

Contact Stephanie Wise with Street Commerical at 316-263-7242 for more property information





250 W Douglas Ave
250 W Douglas Ave

3166841400

Office Space

Best value for Downtown office space in Wichita! Lots of amenities. Dedicated parking garage and surface parking. Great views. Local ownership.

Rental Rate $13.00/ SF. Available space on the 1st, 2nd, 5th, and 9th floors.

Contact Adam Clements, Larry Webster, and Michael Garvey for Builders Incorporated at 316-261-5335.

Last verified: May 2022



266 N Main St
266 North Main Street

- Parking available on a flat lot and covered parking - Building has been recently remodeled with a new security system - Space can provide a place for a technology group, all ISP and fiber available. Data storage available - Area Neighbors: Cargill, Epic Center, Sedgwick County Court House, City Hall, YMCA, Post Office and many more!

Available Space:

- 1st Fl, Ste 150 - 4,572 SF - $14.50/SF/YR

Contact Craig Simon with Landmark Commercial Real Estate at 316-204-0150

Last updated: May 2022





310 E 2nd St N
310 East 2nd Street North

- 1st Floor - 11,139 SF
- 2nd Floor - 11,139 SF
- 3rd Floor - 11,139 SF

PROPERTY OVERVIEW

• Office building for sale or lease near Wichita's Old Town District. • Within walking distance to apartments, restaurants and entertainment. • Located at the signalized hard corner of 2nd Street and Broadway. • Private parking lot on North side of building. • Additional parking available to the South. • Building is located within an Opportunity Zone.

Contact Whitney Ward, Brenda Navarro, and Morrie Sheets with Weigand Realtors at 316-641-4141

Last Verified: April 2022



400 S Emporia St
400 South Emporia Street

This 1930 warehouse is located directly across the main entrance of INTRUST Bank Arena, the regions' largest performing arts/sporting venue. The building features ample private adjacent parking, a 600 sf covered patio on the East side, loads of character with original wood floors, ceilings and brick walls. The building has been completely stripped inside to allow for new spaces with all new windows, electrical, plumbing, elevator and HVAC. The property features a daylight basement lower level that offers excellent storage at a low cost.

This property is ideal for a bar/restaurant, brewery, distillery as well as office space. The main floor sits 4 ft up from the road and offers unique and stunning views of downtown through large new windows. The location is also easily accessed from Highway US400 or I 35. The property has a large adjacent private parking lot with 50+ spaces.

1st Floor: 2,000-8,000 SF - $22.00 SF/YR

Contact Bruce Rowley with Arena South Management LLC

Last verified: April 2022





423-429 E Douglas Ave
423-429 E Douglas Ave

Office/Retail Space

Centrally located office or retail space.

1st Floor - 9,000 SF - Rate Upon Request

2nd Floor - 9,000 SF - Rate Upon Request

3rd Floor - 9,000 SF - Rate Upon Request

Contact Paul Jackson or Cherisse Taylor with Vantage Point Properties at 316-719-4071 for more property information.

Property information verified April 2022



430 E Douglas Ave (IMA Building)
430 East Douglas Avenue

Excellent opportunity to lease first-generation office space in the evolving core of Downtown Wichita!

Available Space: 2nd Fl, Ste 2 - 2,000-7,639 SF - $30 SF/YR

- Four-story office/retail development with Douglas and Emporia frontage.

- Open floor plan, numerous windows.

- Across from newly constructed Hilton Garden Inn and Starbucks.

Contact Bradley Tidemann with J.P Weigand and Sons at 316-650-8853

Last verified: April 2022





430 E Douglas Ave
430 East Douglas Avenue

Excellent opportunity to lease first-level office/retail space in the evolving core of Downtown Wichita!

• Configuration: numerous offices, conference room, work areas, and showroom. • Emporia to be converted into a two-way street. • Anchor Tenant– The IMA Financial Group. • Across from newly constructed Hilton Garden Inn and Starbucks.

Space Availability:

- 1st Floor - 6,734 SF

Contact Bradley Tidemann with J.P. Weigand and Sons Realtors at 316-650-8853

Last verified: April 2022



535 S Emporia St
535 South Emporia Street

Great flex space with offices and warehouse space with roll up doors. Excellent parking and move in ready! Downtown location is central to all areas of Wichita. The Emporia conversion to two way traffic has made this location very easily accessible to Downtown and to Kellogg (US54/400), making this one of most convenient locations in downtown Wichita.

- 1st Fl, Ste 105 - 1,700 SF - $12.00/SF/YR

Contact Bruce Rowley with Arena South Management at 316-285-0202 for more information

Last verified: April 2022





620 E Douglas Ave
620 East Douglas Avenue

One of Wichita's Oldest Buildings is being rebuilt modern and we are looking for a first-floor tenant to build for! Lots of Natural Light, across the street From Naftzger Park, Douglas Address

- 1st Floor - 3,000 SF

Contact Nick Rotola with Rotola Development at 316-789-5996

Last Verified: February 2022



701 E Douglas Ave
701 East Douglas Avenue

Property Facts:

Class A office building with 20 surface parking spaces and in close proximity to Old Town Wichita with entertainment, music, food and more.

Available Space:

- 1st Floor - 50,000 SF - $22.00/SF/YR

For more information, contact Charlie King with Occidental Management at 316-330-9355

Last verified: May 2022





701 E. 2nd St. (Ground floor of HiTone Lofts in Old Town)
701 East 2nd Street North

- Convenient parking to north, south and west - Warehouse finish, concrete floor, brick walls and tall ceilings. - Mixed uses! Restaurant, retail or office space for open collaboration. - Centrally located! Across the street from Warren Theater Complex in the heart of Old Town.

Available Space:

- 1st Floor - 2,000 SF

Contact Craig Simon with Landmark Commerical Real Estate at 316-204-0150

Last verified: March 2022





703 E Douglas Ave (Historic Union Station)
703 East Douglas Avenue

- Century of Brand Recognition, Future Parking Garage, Live/Work/Play Concept, Over 3,300 Permanent Employees Within Half Mile Of Property

- 1st Floor - 3,000-15,000 SF - $19.00 /SF/YR
- 1st Fl, Ste Kiosk A - 340 SF
- 1st Fl, Ste Kiosk B - 287 SF
- 1st Fl, Ste Kiosk C - 287 SF
- 2nd Floor - 3,000-15,000 SF - $19.00 /SF/YR

This Historic four-building complex is considered a key piece in Wichita's Downtown Development. With over 100 restaurants, shops, theaters, galleries, museums and businesses in the Old Town District, which is within walking distance, and Intrust Bank Arena just to the south, makes this an ideal location for office development. Union Station is conveniently located on Douglas Avenue in the heart of downtown Wichita.

Contact Charlie King with Occidental Management at 316-330-9355

Last Verified: April 2022



801 E Douglas Ave (Union Station-Grand Hotel)
801 East Douglas Avenue

This is the Grand Hotel sector of the Historic Union Station Campus. It is considered a key connector in the Wichita Downtown Development with over 100 restaurants, shops, theaters, galleries, museums and businesses in the Old Town District, which is within walking distance and Intrust Bank Arena just to the south, make this an ideal location for retail or office development.

- 1st Fl, Ste 101 - 5,636 SF - $16.50 SF/YR

Contact Charlie King with Occidental Management at 316-330-9355

Last verified: April 2022





801 E Douglas Ave
801 East Douglas Avenue

A premium workspace is the key to achieving heightened focus. With well-equipped meeting rooms, light-flooded coworking space, and customizable offices, this professional environment has everything you need to work productively. Enjoy an al fresco lunch on the terrace, refreshments onsite at the café, and other local amenities just a short drive down the road. Regus is ready for a new world of work with the implementation of hygiene and physical distancing measures recommended by local governments and the World Health Organization (WHO). Regus has increased the cleaning frequency, focusing on high touchpoint areas, surfaces, and workspaces. Regus has taken the principles of physical distancing and adapted them for the workplace with reconfigured workspaces and clear information, signage, and protocols to ensure minimal person-to-person contact. Regus has established a meeting room safety protocol that encompasses the use of spaced seating, moving around clockwise, and maintaining a safe distance for catering.

- 2nd Floor - 100-5,000 SF

Contact Eric Fletcher with Regus at 647-361-6439

Last verified: Aprii 2022





Rose Building
200 East 1st St N

Sophisticated offices set on the corner of 1st and Market, in the heart of Downtown, Wichita. The building is full of elegant features, such as marble flooring, a large, open lobby, and wood-finished offices with gold accents

Property Highlights:

- Secure building access with personal keys
- Historic building with unique character
- Street parking
- On-site management
- 24/7 access Short distance to restaurants, cafes, Old Town and other entertainment

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Suite 100 - 2,335 SF @ $15/SF
Full first floor suite with private kitchen

Suite 201 A - 149 SF @ $300/mo
Private office in Coworking suite with access to conference room and kitchen

Suite 212 A - 491 SF @ $13/SF
Private office in Coworking suite with access to conference room and kitchen w bathrooms in suite

Suite 300 - 784 SF @ $13/SF
Private suite on third floor

Suite 301 - 1899 SF @ $13/SF
Private suite on third floor with conference room and kitchen

Suite 405 - 745 SF @ $13/SF
Private suite on fourth floor

Unit 542 - 238 SF @ $300/mo
Single room private office with hallway entrance

Contact Info:
Email: JuanDeleon.ADLA@gmail.com
Phone: (316) 518-2234





Spaghetti Works District
645 E Douglas St

A mixed-use project containing apartments, office space, retail and restaurant opportunities located in the southeast corner of Douglas and St. Francis, directly north of INTRUST Bank Arena.

1st Floor - 1,200-4,018 SF - Upon Request

2nd Floor - 2,000-15,071 SF - Upon Request

Property information verified May 2022

Contact Zach Zerbe or Craig Simon with Landmark Commercial Real Estate at 316-841-4964 for more property information.