



## Downtown Office Building

421 E 3rd St N Wichita, Kansas 67202

Rare freestanding office building located in the heart of downtown with secured door side parking, Class A finishes, private office and close proximity to numerous restaurants and businesses.

### Property Highlights

- Class A Finishes
- 13 Private Offices
- Gated Door Side Parking with 26 stalls
- Area Attractions: Downtown YMCA, Old Town, Government Offices, Epic Center, Ruffin Building, Nifty Nut House, Naftzger Park, and more.

### Recent Improvements

- 2018-2020: All interior finishes were renovated with Class A finishes, including flooring, fixtures and paint
- 2019: Radon Detection system installed
- 2018: Parking lot was resurfaced and fenced with electronic access control
- 2016: New security system with 16 cameras installed, exterior sewer line and sewer ejector replaced
- 2015: Roof replaced



### Offering Summary

<b>Sale Price</b>	\$575,000
<b>Lease Rate</b>	\$11.00/SF NNN
<b>Building Size</b>	7,380 SF
<b>Site Size</b>	0.48 Acres
<b>Year Built</b>	1963

### For More Information:

**Jeff Englert**

O: 316 847 4924  
jenglert@naimartens.com

**Nathan Farha, CCIM**

O: 316 263 9669  
nfarha@naimartens.com





