



LANDMARK
COMMERCIAL
REAL ESTATE

DOWNTOWN RETAIL SPACE

401 E Douglas Wichita, Kansas



- **Location:** SEC of Douglas & Topeka
- **Available Space:** 1,524 sq. ft.
- **Lease Rate:** \$16.00 PSF Modified Gross
- **Zoning:** Central Business District
- **Building Size:** 60,927 sq. ft.
- **Lot Size:** 21,042 sq. ft.
- **Year Built:** 1932 renovated in 2018
- **Space is located on NEC of the ground floor of the newly constructed 127-room Hilton Garden Inn**
- **Starbucks is located on NWC of the ground floor**
- **Cold shell condition with finish allowance**



FOR MORE INFORMATION:

Craig Simon, CCIM

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Jim Korroch

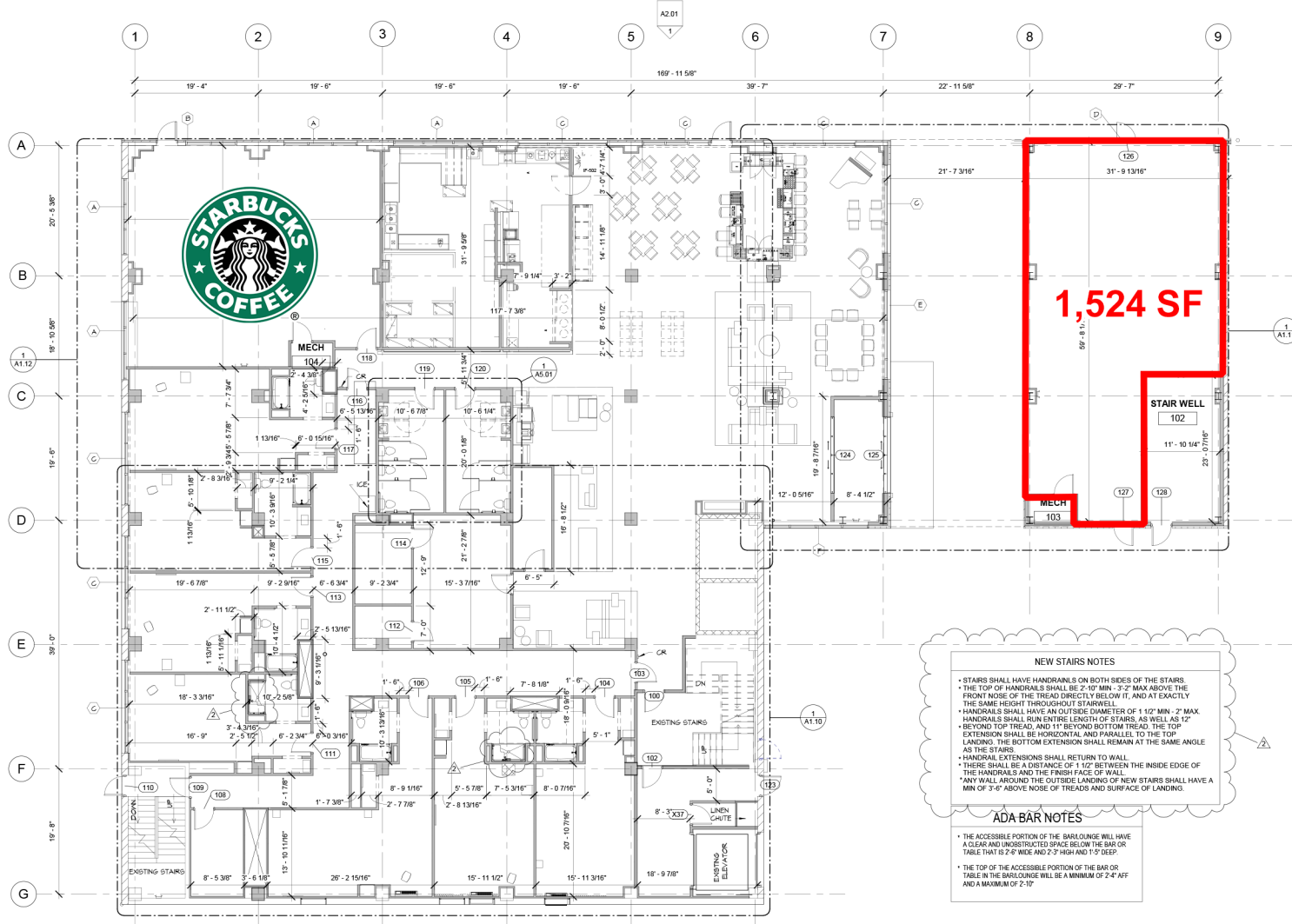
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• www.landmarkrealestate.net • 156 North Emporia Wichita, KS 67202 •

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

DOUGLAS AVE



1,524 SF

STAIR WELL
102

NEW STAIRS NOTES

- STAIRS SHALL HAVE HANDRAILS ON BOTH SIDES OF THE STAIRS.
- THE TOP OF HANDRAILS SHALL BE 2'-10" MIN. 3'-2" MAX ABOVE THE FRONT NOSE OF THE TREAD DIRECTLY BELOW IT, AND AT EXACTLY THE SAME HEIGHT THROUGHOUT STAIRWELL.
- HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2" MIN. 2" MAX. HANDRAILS SHALL RUN ENTIRE LENGTH OF STAIRS, AS WELL AS 12" BEYOND TOP TREAD AND 11" BEYOND BOTTOM TREAD. THE TOP EXTENSION SHALL BE HORIZONTAL AND PARALLEL TO THE TOP LANDING. THE BOTTOM EXTENSION SHALL REMAIN AT THE SAME ANGLE AS THE STAIRS.
- HANDRAIL EXTENSIONS SHALL RETURN TO WALL.
- THERE SHALL BE A DISTANCE OF 1 1/2" BETWEEN THE INSIDE EDGE OF THE HANDRAILS AND THE FINISH FACE OF WALL.
- ANY WALL AROUND THE OUTSIDE LANDINGS OF NEW STAIRS SHALL HAVE A MIN OF 3'-6" ABOVE NOSE OF TREADS AND SURFACE OF LANDING.

ADA BAR NOTES

- THE ACCESSIBLE PORTION OF THE BAR/LOUNGE WILL HAVE A CLEAR AND UNOBSTRUCTED SPACE BELOW THE BAR OR TABLE THAT IS 2'-6" WIDE AND 2'-3" HIGH AND 1'-0" DEEP.
- THE TOP OF THE ACCESSIBLE PORTION OF THE BAR OR TABLE IN THE BAR/LOUNGE WILL BE A MINIMUM OF 2'-4" AFF AND A MAXIMUM OF 2'-10"

ALL FRAMES AND GLASS WITHIN 10'-0" OF THE BOTTOM SIDED OR TOP OF THE SKYBRIDGE SHALL BE 1 HOUR RATED.

1 GROUND FLOOR
1/8" = 1'-0"



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ICS
INVESTMENT CONSULTANTS
316-990-1644
1725 E. Wessell
Wichita, KS 67216



- parking outside the box -

HILTON GARDEN INN
DOWNTOWN WICHITA

401 E. DOUGLAS
WICHITA, KANSAS 67202

PROPERTY
WICHITA GARDEN INN DOWNTOWN WICHITA, INC.
PROPERTY TO BE REDEVELOPED

DATE : 9-12-18
BY : JLD

PROJECT NO.
15-181

REVISIONS:
2 1-23-17 JLD

SHEET
A1.02

WA

WOLF & ASSOCIATES
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WILLIAM E. WOLF
LICENSED
2991
KANSAS
ARCHITECT

WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2991

SITE



75

40

25

70

10

E Douglas Ave.

8

25

20

15

90

600

E William St.

8

S Emporia St.

S St. Francis

S Commerce St.

80

30



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