

FOR SALE OR LEASE  
**OFFICE**

2402 E. 37th Street N., Wichita, Kansas



**Sale Price: \$800,000.00 | Lease Rate: \$11.00/SF, NNN | Estimated NNNs: \$2.90/SF**

**Land Area:** Approx. 100,000 SF

**Building Size:** 9,600 SF

**Available Space:** 9,600 SF

**Zoning:** Limited Industrial

**Year Built:** 1984

**Construction:** Curtain-concrete

**Parking:** 64 spaces

**Estimated 2017 Taxes (Based on Land Area):**

Generals: \$13,315.11

Specials: \$3.35

**Highlights:**

- Office available for sale or lease in a serene location.
- Building layout features 11 private offices, open office areas, large conference room, IT and server rooms, break room, and two sets of restrooms.
- Easy access to K-96 and all other major arterials in Wichita via I-135.

Demographics	1 Mile	3 Miles	5 Miles
Population	68	46,223	137,057
Avg. HH Income	\$68,704	\$60,925	\$68,464
Median Age	41.2	31.6	33.9

For Information, Please Contact:

**Grant Tidemann, SIOR**  
Direct: 316-292-3908  
[tidemann@weigand.com](mailto:tidemann@weigand.com)

**Bradley Tidemann, SIOR**  
Direct: 316-292-3947  
[btidemann@weigand.com](mailto:btidemann@weigand.com)



# PROPERTY PHOTOS

FOR SALE OR LEASE  
**OFFICE**  
2402 E. 37th Street N., Wichita, Kansas

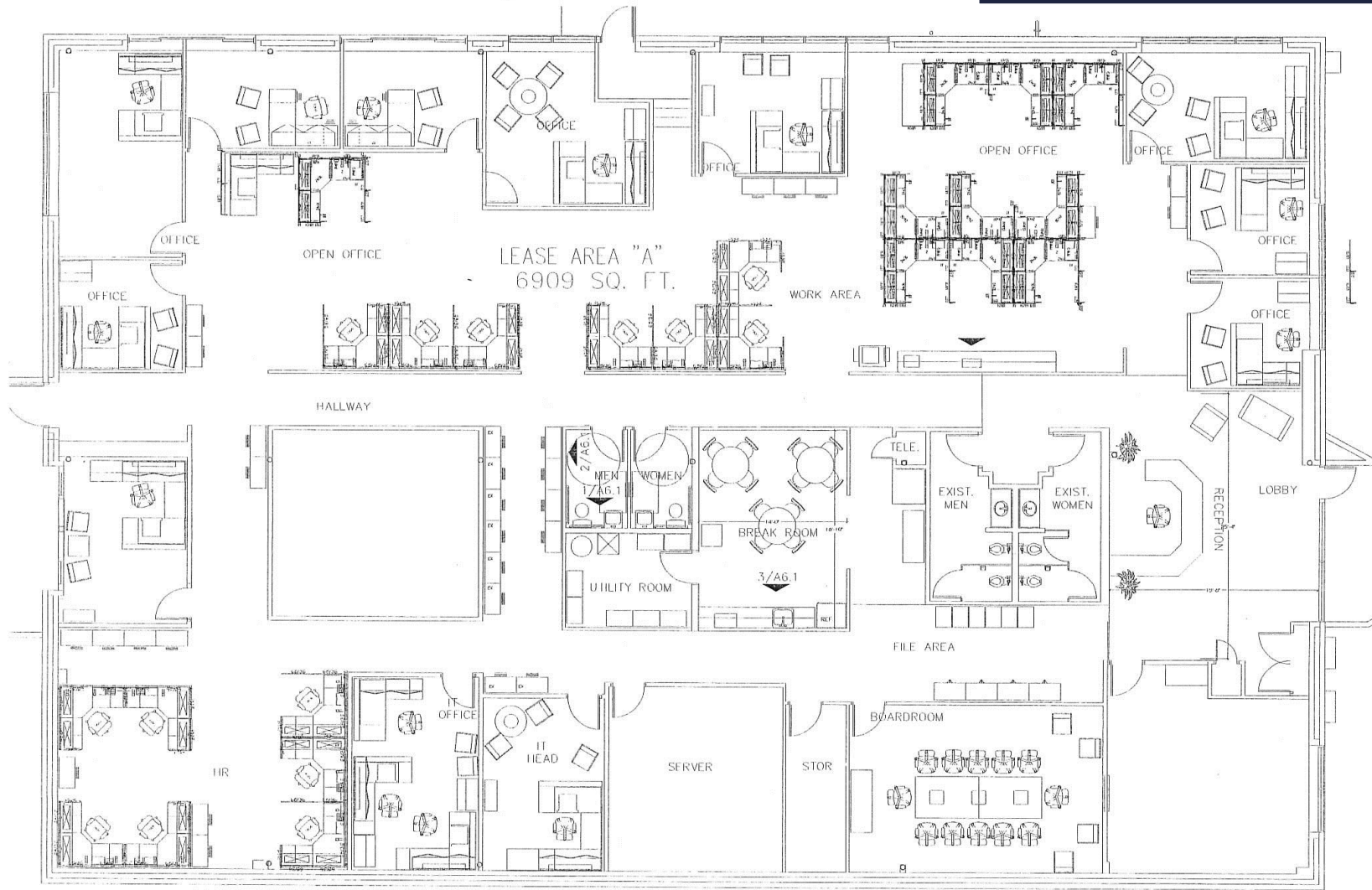


All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.

# FLOOR PLAN

FOR SALE OR LEASE  
**OFFICE**

2402 E. 37th Street N., Wichita, Kansas



**A** FLOOR PLAN  
0' 4' 8' 12' 1/8"=1'-0"



All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.

# AERIAL VIEW

FOR SALE OR LEASE  
**OFFICE**

2402 E. 37th Street N., Wichita, Kansas



All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.