

FOR LEASE

620 N. Edgemoor St., Wichita, Kansas



Edgemoor Central Development

Edgemoor Central Development is located north of Central Avenue, in the well-established Crown Heights Area. The development benefits from excellent drive-by traffic along Central Avenue that sees an average of 33,053 cars daily. This property serves the College Hill and Eastborough areas as well.

Area neighbors include: CVS Pharmacy, Sonic, Dairy Queen, Burger King, McDonald's, 1 Hour Picture Perfect, Interstate Battery, Angelo's Italian Restaurant, Wichita Brewing Co & Pizzeria, and a brand new Quik Trip.

Space Available: 21,967 SF

Lease Rate Type: NNN

NNN Rate: \$4.00

Property Features:

- 21,967 SF – Total
- 4,393 SF – Office/Conference
- 17,574 SF – Open Area/Warehouse
- 2.47 Acre Lot
- 18'0" and 13'6" Clear Heights
- (1) 14'x12' Roll-Up Door
- (2) 10'x12' Roll-Up Doors



GARY OBORNY
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PROPERTY PHOTOS

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 **SOUTH ELEVATION** 



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