

7-Year Net Leased Investment For Sale

2420 N. Woodlawn, Bldg. 500
Wichita, KS



InSite Real Estate Group is pleased to offer for sale this single-tenant, net-leased office building located in the Lakewood Office Park in Wichita, Kansas. Occupied by KeyCentrix, a growing pharmaceutical technology & service provider, this is a rare opportunity to purchase a quality asset with stabilized cash flow for years to come. The building features a mixture of private offices and open-concept office area, with quality finishes and picturesque lake views. Per the existing lease agreement, the landlord is responsible for the roof & structure, while the tenant is responsible for all other operating expenses.



Price:	\$875,000	Lease Termination:	December 31, 2022	Building Size:	9,807 Sq. Ft.
Cap Rate:	8%* Average	Renewal Option:	One 5-Year Option, Not to Exceed \$7,000/Mo	Lot Size:	18,087 Sq. Ft.
NOI:	Years 1-5: \$68,004	Tenant:	KeyCentrix, LLC www.KeyCentrix.com	Zoning:	General Office
	Years 6-7: \$74,796			Year Built:	1998
				2015 Taxes:	\$27,558.82 Specials: \$9.16

For a tour of this property or for more information, please contact:

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Area Neighbors

Wendys
LEGACY
EMPIRE BANK
KFC
BURGER KING
PIZZA HUT
THE HOME DEPOT
SPORTS AUTHORITY

Area Employers

T-Mobile
anotomi imaging
GALICHA Heart Hospital
A DIVISION OF WESLEY MEDICAL CENTER

Other Tenants

- Engle Business Capital Service
- Regional Insurance Service Co
- Cooling & Herbers Law Firm
- NovaCare Rehabilitation
- Presbyterian Manors Inc
- Sheldon Coleman Enterprises
- Adams Brown Beran & Ball Chartered
- Isaac Financial Services
- Alcon & Associate
- Oil Producers Inc
- JS Ventures Inc
- Sbarra Enterprises
- and others

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