

For Lease

Quality Professional Office Space

7330 W. 33rd St. Suite 106 | Wichita, KS

Lease Information:

Space Available:

Office: 8,500 SF

Warehouse: 1,100 SF

TOTAL: 9,600 SF

Lease Rate:

\$11.00/SF

Lease Type:

NNN (\$3.43/SF)



For Information Contact:

Matt Hiatt, MBA

(316) 618-1100

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Dan Unruh, CCIM

(316) 618-1100

danunruh@insitere.com

InSite Real Estate Group
608 W. Douglas, Suite 106
Wichita, KS 67203

AMENITIES

- ◆ Located in Rapidly Growing Area
- ◆ Near Many Upscale Businesses
- ◆ Modern Finishes Throughout
- ◆ High Tech Motion Sensored Lighting Throughout
- ◆ Ample Parking in Front & Back
- ◆ Loading Area in Back
- ◆ Convenient Access to K-96
- ◆ Private Front & Rear Entrances
- ◆ IT Room - Prewired with Ethernet Cables
- ◆ Heated Shop/Flex Space
- ◆ 1 Overhead Door (10'x12')
- ◆ 11 Private Offices with Windows
- ◆ Conference/Training Room
- ◆ Cubical Space for 27 Workstations
- ◆ Workroom with Abundant Cabinet Space/Storage
- ◆ Open Reception Area
- ◆ Kitchenette/Break Room with Fridge, Dishwasher, and Plenty of Cabinets

AREA NEIGHBORS Rose Hill Bank ◆ Big Dog Motorcycles ◆ The VUE
Luxury Apartments ◆ Scooter's Coffee ◆ Fox Fitness ◆ Auto Craft
Collision Repair ◆ All Seasons Sportswear ◆ Edward Jones ◆ Roberts Family
Dentistry ◆ Security 1st Title ◆ JCB Laboratories ◆ Profit Builders

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2017 Population	5,883	39,412	121,006
2022 Projection	6,321	40,954	124,283
Ave. HH Income			
2017 Income	\$131,229	\$98,223	\$76,458
2022 Projection	\$145,896	\$110,521	\$86,492

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