

**FOR
LEASE**

Northwest Office/Retail Spaces

3460 N. Ridge Wichita, KS



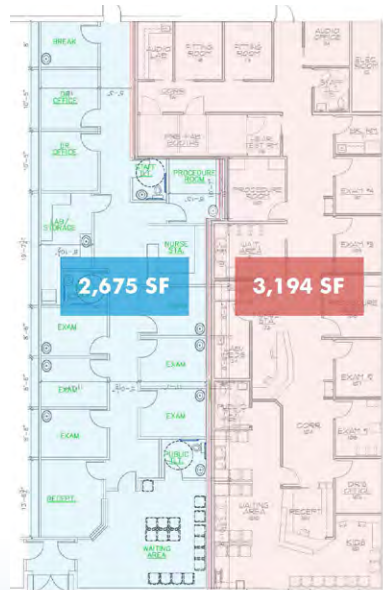
PROPERTY INFORMATION

Space Available

Suite 120: 3,194 SF
Suite 130: 2,675 SF

Lease Rate
\$12.50/SF

Lease Type
NNN



Neighboring Tenants

- Kansas Surgical Arts
- The Kansas Foot Center
- Arnold Kinesiology
- Imbue Aesthetics & Wellness
- Edward Jones Investments
- Advanced Physical Therapy
- Little Sprouts Learning Center
- Scooter's Coffee

Amenity Highlights

- QUALITY** Finishes in Excellent Condition
- AMPLE** Drive Up Parking
- PRIVATE** Front and Rear Entrances
- HIGHLY VISIBLE** Ridge Road Frontage
- EXCELLENT** Signage Opportunity
- PROXIMITY** to K-96 and High Quality Office, Retail, & Residential Developments
- IDEAL** For General Office Use, Medical Office, & Project-Based Activities
- STRONG** Co-Tenants
- LOCALLY** Owned & Managed Property



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