

**FOR SALE or LEASE**

**NW Wichita Office Building**  
2230 N Ridge Rd, Wichita KS

**BROKERAGE  
CONNECTION**

**InSite**  
REAL • ESTATE • GROUP



**PROPERTY INFO**

**Sale Price:** \$650,000  
**Lease Rate:** \$11.00/SF/YR  
**Lease Type:** NNN  
**Space Available:** 3,000-9,000 SF  
**Lot Size:** 22,910 SF  
**Parking:** 60+ Stalls



- ✓ Free Standing Office Building
- ✓ Divisible into 3 spaces
- ✓ Functional & Flexible Layout
- ✓ Busy Intersection
- ✓ Close Proximity to K-96 and I-235
- ✓ 27,655 Cars per day through



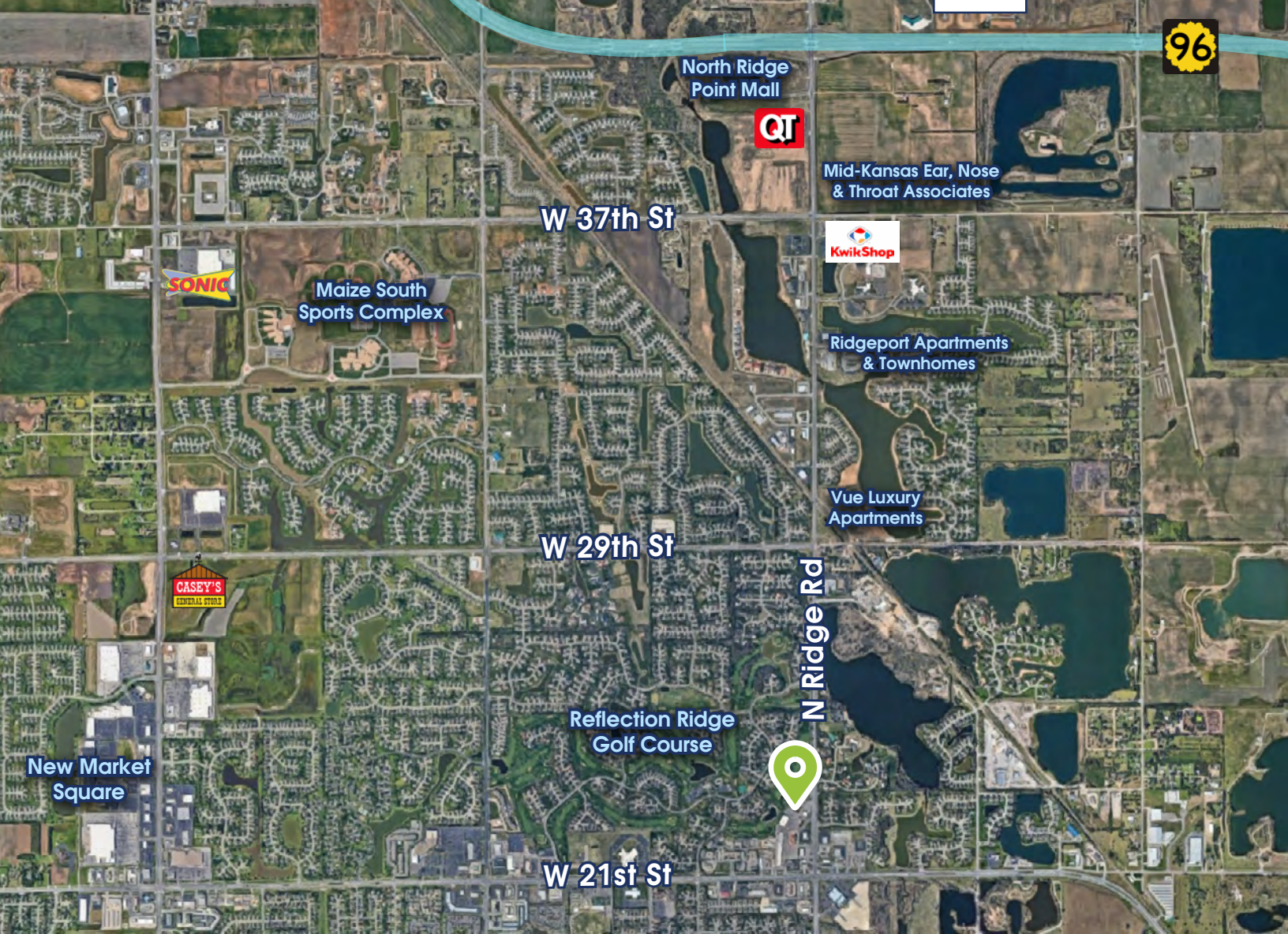
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## AREA INFO

### Area Neighbors:

Reflection Ridge Golf Course, KwikShop, QuikTrip, Sonic, Casey's General Store, North Ridge Point Mall, Mid-Kansas Ear, Nose, & Throat Associates, Ridgeport Apartments & Townhomes, Vue Luxury Apartments, New Market Square, and more!



Businesses  
4,128



Households  
43,762



Population  
107,989

*\*Based on a 5 mi. radius*

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