

# For Lease

## Office/Retail Space For Lease

3460 N. Ridge Suite 140, Wichita, KS

**Property  
Information:**  
Space Available  
**2,397 SF**  
Lease Rate  
**\$11.00/SF**  
Lease Type  
**NNN**



### AMENITIES

- ◆ Quality Finishes in Excellent Condition
- ◆ Ample Drive Up Parking
- ◆ Private Front and Rear Entrances
- ◆ Highly Visible Ridge Road Frontage
- ◆ Excellent Building & Monument Signage
- ◆ Prime Northwest Location!
- ◆ Close Proximity to K-96
- ◆ Strategically Located Near High Quality Office, Retail, & Residential Developments
- ◆ Ideal for General Office Use, Classrooms, Counseling, & Project-Based Activities
- ◆ Strong Co-Tenants

Neighboring Tenants Include Mid-Kansas Women's Center, PA ◆ Advanced Physical Therapy ◆ Imbue Aesthetics & Wellness ◆ Little Sprouts Learning Center ◆ Edward Jones ◆ Kansas Surgical Arts  
◆ Mid-Kansas Ear, Nose, & Throat Associates

**For Additional Information Contact:**

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