

Presenting:  
3720 N. Ridgewood | Wichita, KS



# Property Overview

## Property Description

The property is located in Wichita, Kansas on Ridgewood Street south of 37th Street North and east of Oliver in the Ventures Business Park. The building is of wood frame construction, gabled roof system, with metal exterior with stone accents on the west elevation. The site is paved with concrete and is striped for at least 34 cars. However, there is sufficient area to accommodate a great deal more if necessary. The building and site are well maintained and in very good condition (please see photos).

The property is improved with a 14,040 square foot office/warehouse facility. The building features approximately 5,460 square feet of office and 8,580 square feet of warehouse/service area which is currently being used for storage and recreational purposes.

The office area includes 10-11 private offices, a large conference room to accommodate at least 18 people, a fully appointed kitchen/breakroom, 2 handicap accessible restrooms, and a large gathering area in the center of the space. The flooring is stained concrete.

The warehouse includes 1 restroom, 1 shower, and two overhead doors. The floor is finished with an epoxy covering for aesthetic and durability purposes. The building is entirely column-free which allows for a very convenient and flexible layout. The property is served by a 400-amp 3-phase electrical service and is entirely climate controlled.

The property is easily accessible via 37th Street on the north, or by looping through the Ventures Business Park westward to connect to Oliver and the K-96 Expressway.

## Features

- Good northeast Wichita address near quality neighbors and services
- Good access from K-96
- Quality, well-built facility
- Nicely finished office area with room for expansion
- Clear span construction
- Ample parking
- Excess land available for expansion

## Address

3720 N. Ridgewood, Wichita, KS 67220

## Legal Description

Lot 10, Block 3, Great Plains Business Park  
2nd Addition

## Owner of Record

Rathbun Properties, LLC

## Land Area

112,229 Square Feet (2.58 acres)

## Sale Price

\$1,145,000

## Zoning

"LI" Limited Industrial

## Building Area

13,791 Square Feet (14,040 per building plans)

## Year Built

2008

## 2017 Property Taxes

\$17,919.43 (\$1.28/Sq. Ft.)

## Contact Information

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

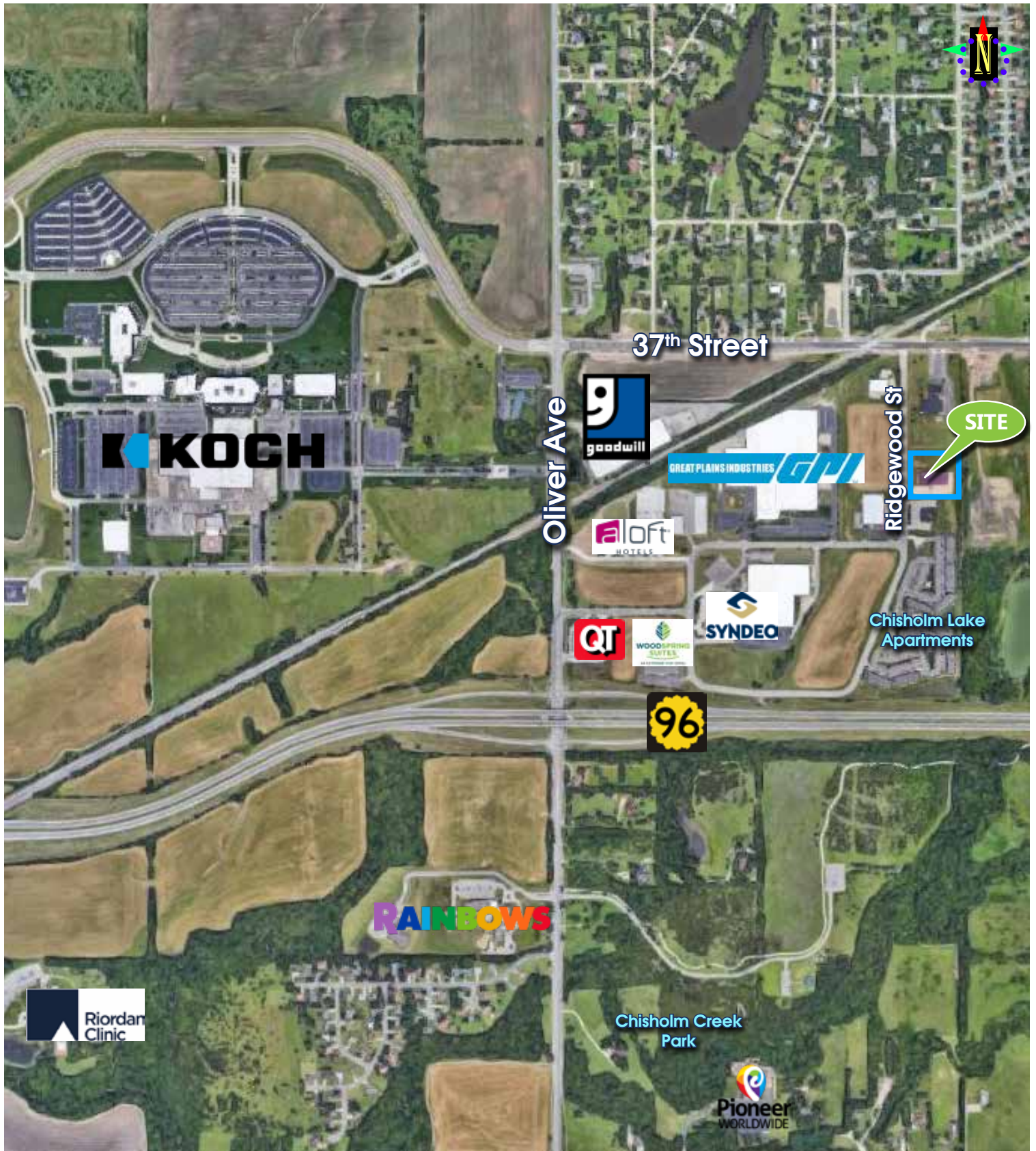
Scan or Click Here  
For Virtual Tour



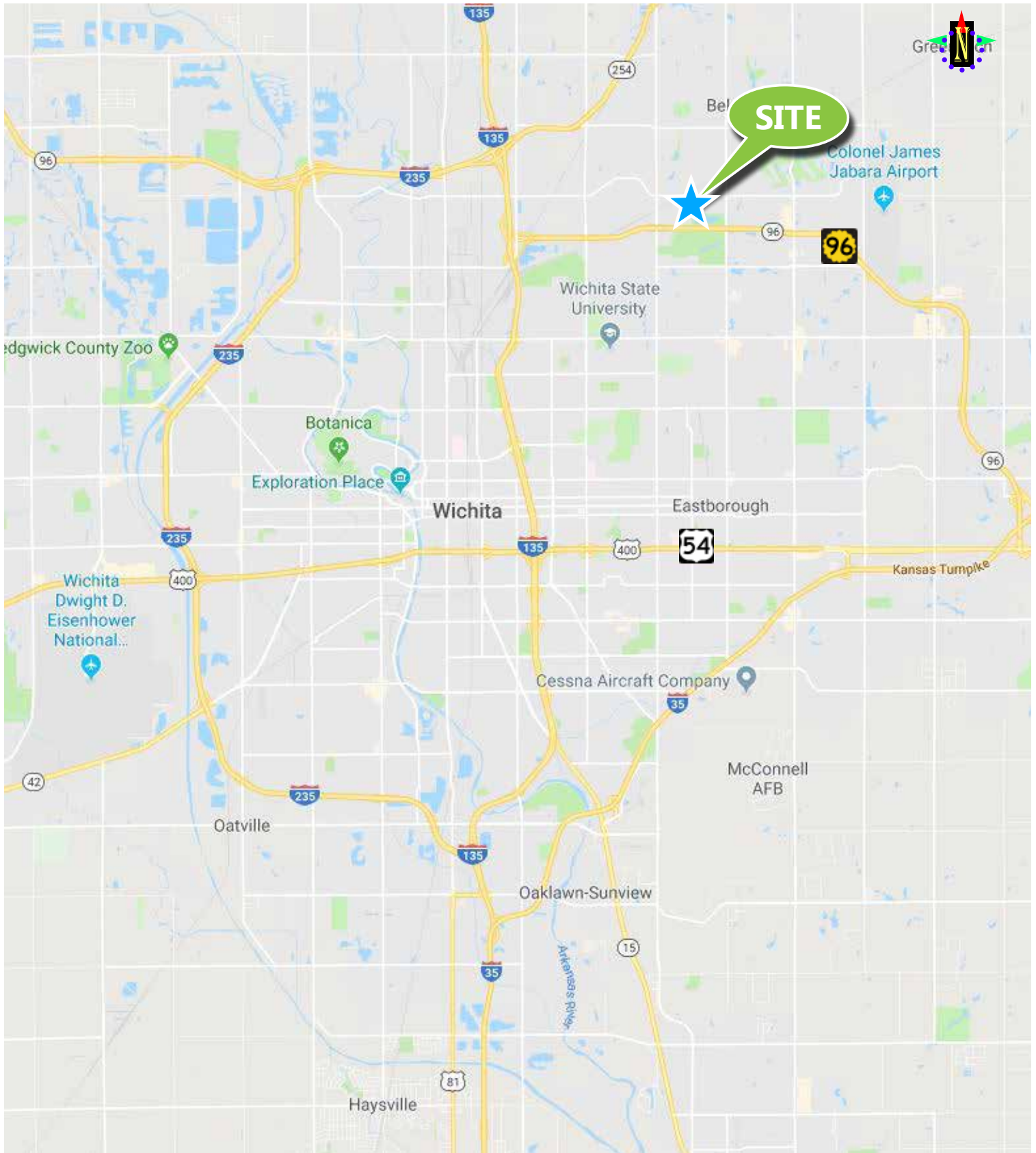
# Property Aerial



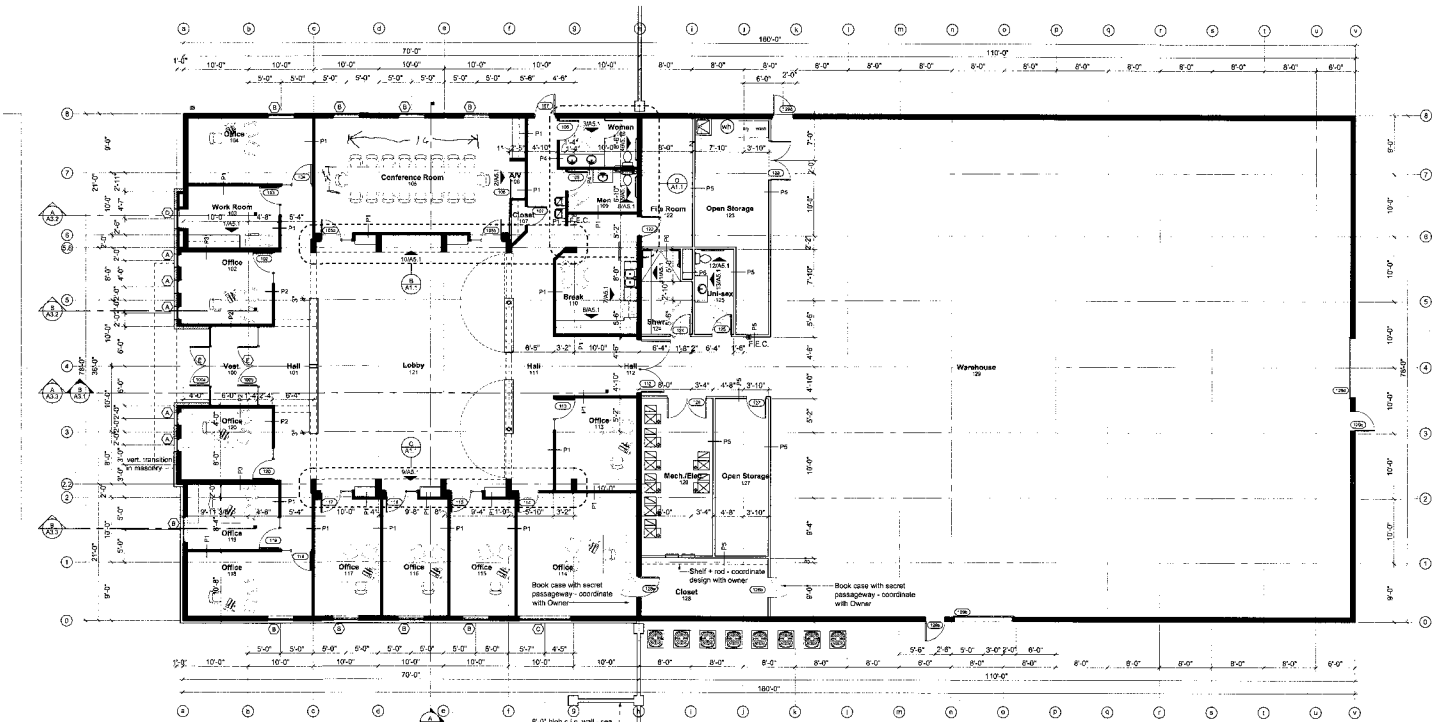
# Neighborhood Aerial



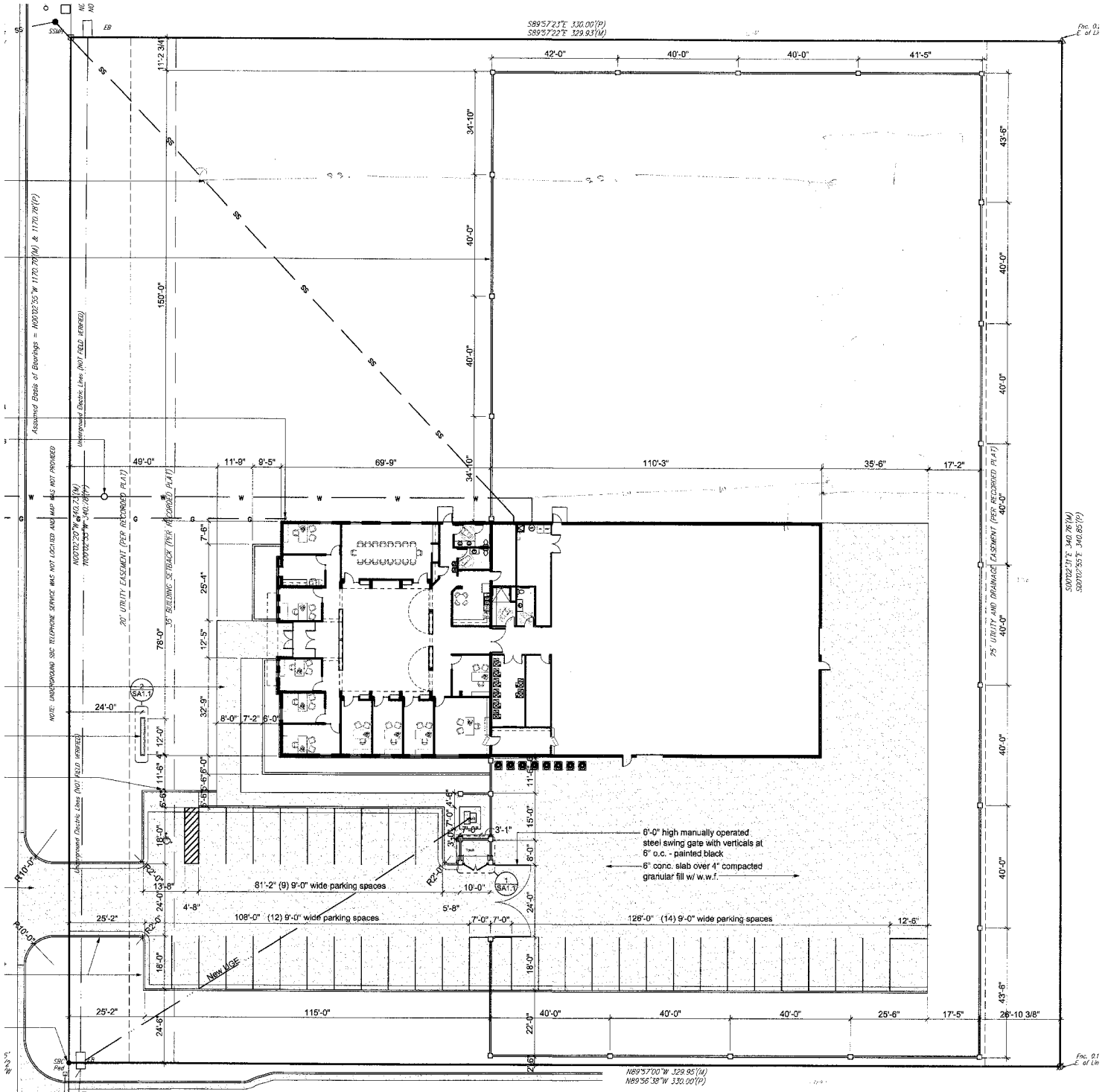
# City Map



# Floor Plan



# Site Plan



# Exterior Photos



West and South Elevation



Side Parking Area With Gated Parking



East and North Elevation



South and East Elevation



# Interior Photos



Front Lobby/Gathering Space



Conference Room



High Quality Office Finishes



Typical Office



Main Entryway



Office Entryway

# Interior Photos



Kitchen/Breakroom



Office Restroom



Shop Area



Shop Area



Shop Restroom



Shop Shower

# Interior/Exterior Photos



Storage



Water Manifold System



100% Climate Controlled Space



HVAC System Room

