

Presenting

Prime Downtown Office & Retail Space For Sale

125 S. Washington Wichita, KS

InSite
REAL • ESTATE • GROUP

CONTACT:

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Overview

Take advantage of this rare opportunity to own prime office/showroom space right off the booming corner of Douglas and Washington, next to the brand new Cargill complex. This building lies in the heart of an opportunity zone and has multiple lots for ample parking. Downtown Wichita is experiencing dramatic growth with developments like Spaghetti Works Project, Meads Corner, The Union Station project, the already completed Cargill complex, and the newly announced Fidelity Bank expansion. Ownership in this property is an opportunity to be located right in the middle the action packed and fast growing Wichita Central Business District.



Property Features

<i>Building Area:</i>	13,764 Sq. Ft.
<i>Site Area:</i>	.63 AC
<i>Year Built:</i>	1930 (Recently Renovated)
<i>Zoning:</i>	Central Business District
<i>2018 RE Taxes:</i>	\$20,766

For Pricing Please Call Agent!
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- ✓ *Open floor plan on two levels*
- ✓ *ADA bathrooms up and down*
- ✓ *10ft overhead door at rear with storage area*
- ✓ *Functional freight elevator*
- ✓ *Break area on second floor*
- ✓ *Centrally located in Downtown Wichita*
- ✓ *Great highway access to US-54 & I-135*
- ✓ *Modern feel combining exposed brick and concrete with updated carpet and lighting*
- ✓ *Additional lots for parking*



Interior Photos





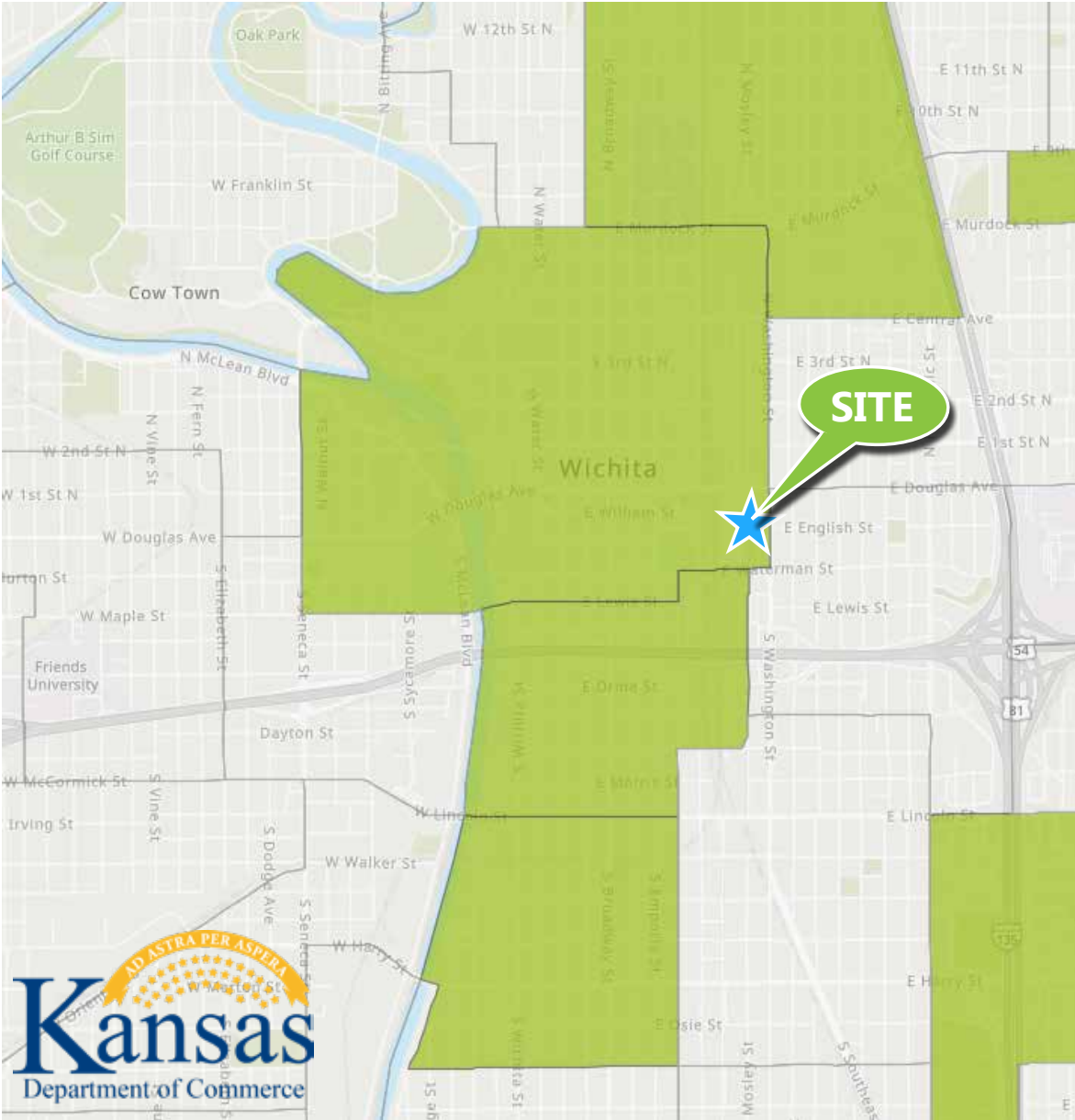


AREA NEIGHBORS

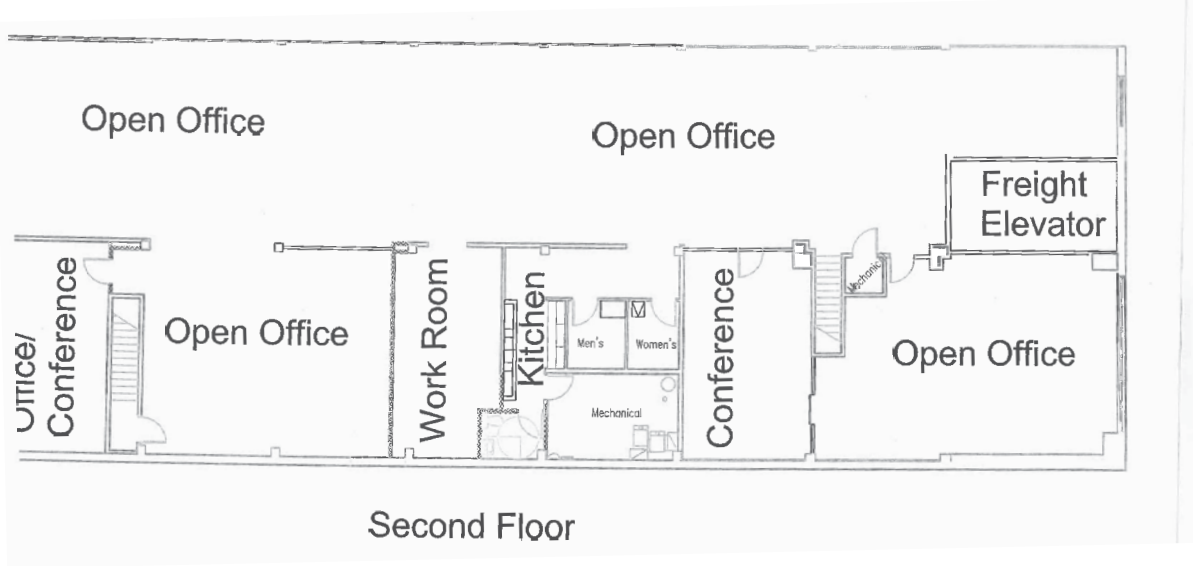
Cargill
QuikTrip
Old Town
Emerson Biggins
Better Business Bureau (co-tenants)

Meddy's
Smoothie King
Scooter's Coffee
Five Guys Burgers and Fries
Intrust Bank Arena

Economic Incentives Available through City, County, and State!



Floor Plan





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