

PRESENTING

9412
E CENTRAL AVE

WICHITA, KS



EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

AERIAL + MAP

MARKET OVERVIEW

PHOTOS

FLOOR PLAN

CONTACT



Class "A" Executive Office Building for Sale

Building Area:	6,017 Square Feet	
Land Area:	14,166 Square Feet (plus common area parking)	
Year Built:	2012	
Architect:	Schaefer Johnson Cox Frey Architects	
Contractor:	Dondlinger Construction	
Sale Price:	\$1,100,000	- Wood-frame Construction
Association Dues:	\$8,800/yr (approx.)	- All Masonry Exterior
2020 Taxes:	\$28,630	- Concrete Tile Roof

9412 E Central Ave, Wichita KS

InSite Real Estate Group is pleased to present 9412 E. Central Avenue, a Class "A" executive office building located in the highly desirable Lakepoint Office Park in Wichita, Kansas. The building was purpose-built for the executive offices of Range Oil Company and Smith Stock Company in 2012.

Extensive planning and design went into the construction of this project to create the perfect office setting for a regional or headquarter operation. Private offices are spacious and nicely appointed with high quality flooring, recessed lighting and exterior windows wrapping the exterior providing abundant natural light. Work areas for staff and support services are large, clean, and strategically located in the center of the building for maximum accessibility.

The users of this building will enjoy a nicely appointed break area with access onto a sweeping balcony overlooking a water feature for the perfect relaxation or outdoor meeting venue. The building also offers a drive-in 1-car parking garage ideal for inclement weather or for the security-minded which could be modified for additional office space should the need arise. Other notable design features include raised woodgrain doors and transom windows throughout.

The building is serviced with a 400-amp electrical feed, Mitsubishi HVAC system with computerized climate control for each room, emergency lighting backup system, and a very unique (non-FEMA rated) masonry "safe" room for protection from catastrophic weather events. The building is of wood-frame construction with a masonry exterior and a concrete roof system for long-term durability. The parking and landscaped areas are professionally maintained by the Lakepoint Office Park Owners Association for added convenience.

For more information or to schedule a tour, please contact:

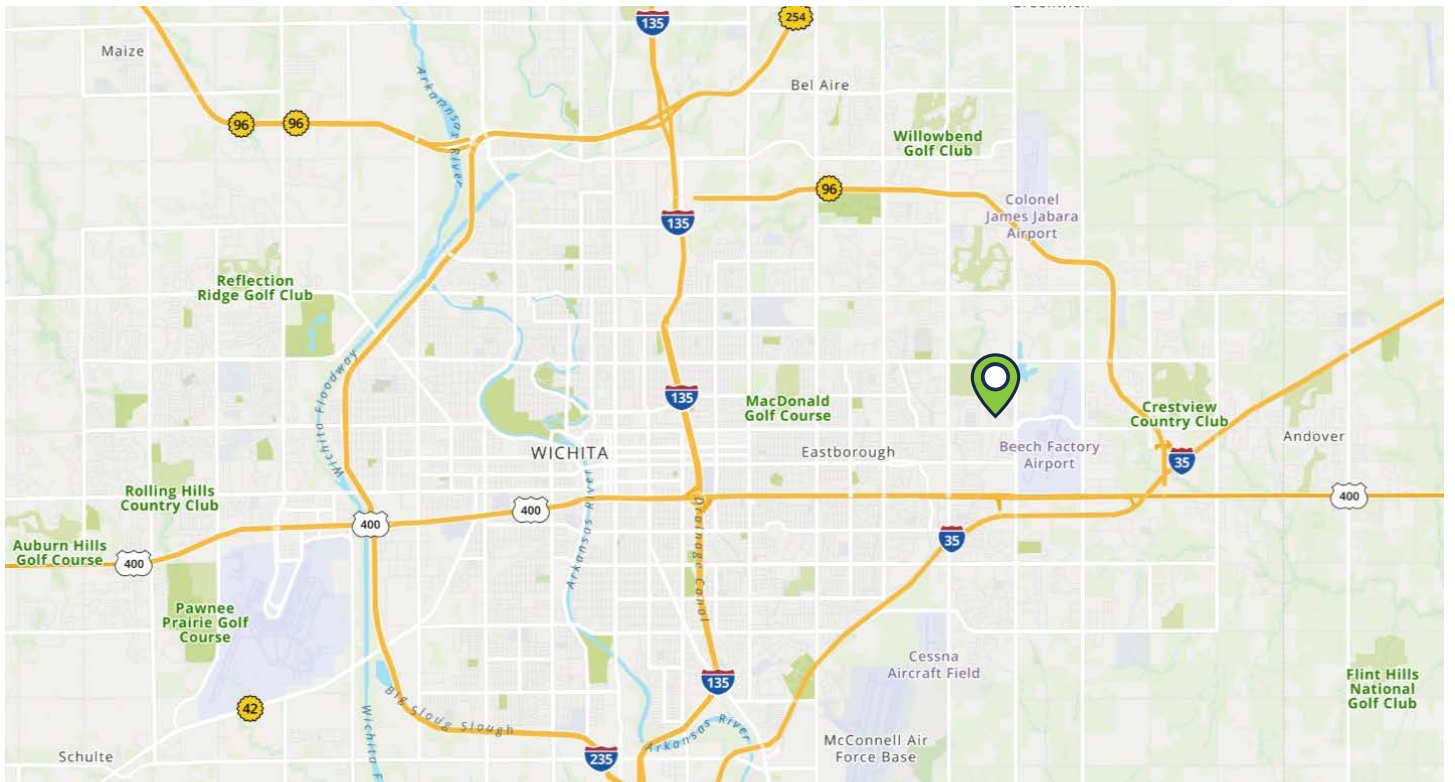
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9412 E CENTRAL - Class "A" Executive Office Building for Sale



7 MINUTES

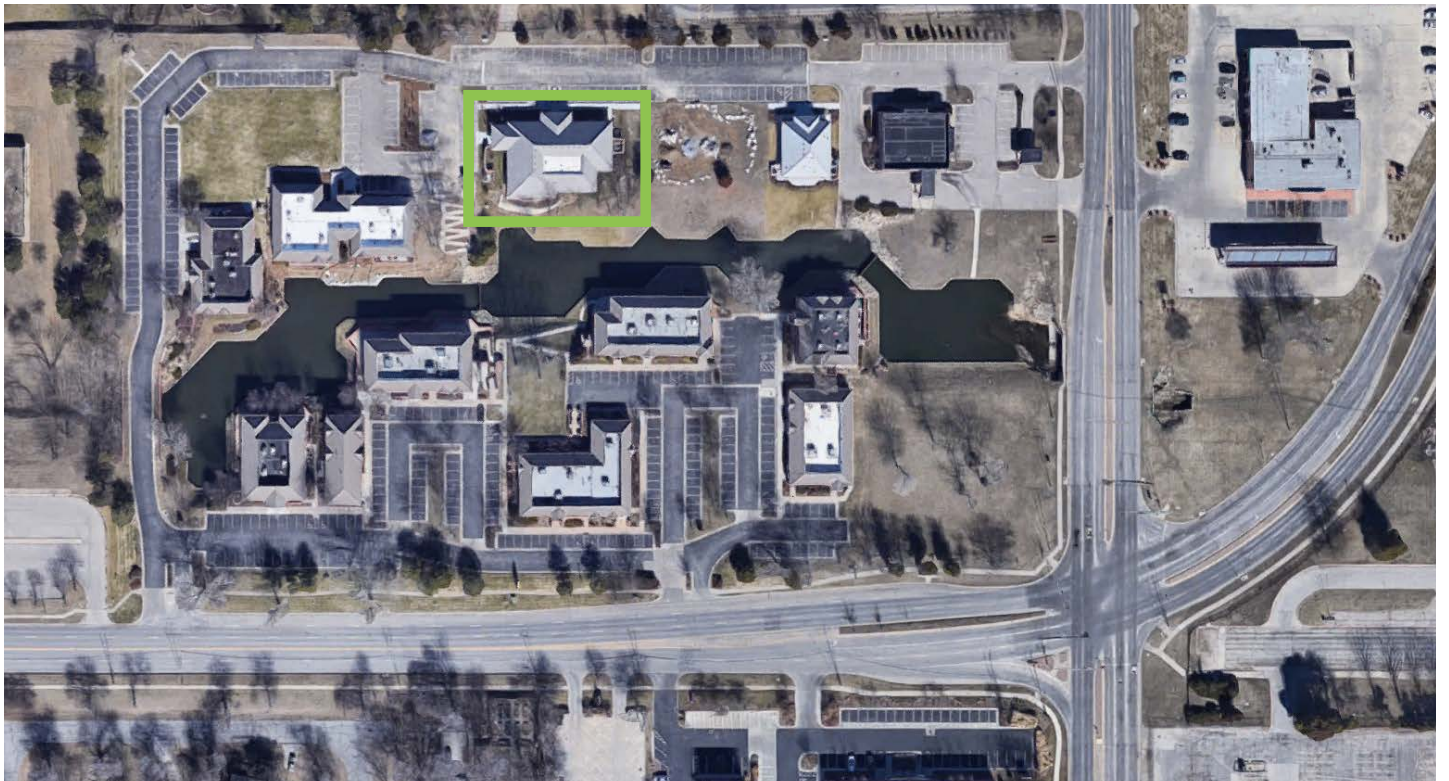
Bradley Fair Shopping Center

10 MINUTES

Downtown Wichita

15 MINUTES

Wichita Dwight D. Eisenhower National Airport





Area Information



of Households
28,574



of Businesses
3,236



Rock & E 37th
17,295



Population
68,199

Area Neighbors Include: CESSNA (Beechcraft), East Wichita YMCA, Country Inn & Suites, Hampton Inn & Suites, Fairfield Inn, Marriott, Costco Warehouse, BJ's, Old Chicago, Longhorn Steakhouse, Towne East Square, QuikTrip, Jimmy John's, Dunkin' Donuts, Pizza Hut, Chili's, Krispy Kreme, Chick-fil-a, Starbucks, Dempsey's, and many more!

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Executive Offices



Spacious Central Workroom

9412 E CENTRAL - Class "A" Executive Office Building for Sale



Masonry & Saferoom (Non-FEMA Rated)



Meticulous Detail & Stylish Finishes

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