

Downtown Class A Office Space - 202 S. St. Francis, Wichita KS

LEASING BROCHURE

# 202 S ST FRANCIS



**InSite**  
REAL•ESTATE•GROUP

EXCLUSIVELY REPRESENTED BY:

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our video tour!





## Property Highlights

- Impressive historic building in vibrant downtown marketplace
- 4,200 +/- Square Feet of prime office space
- High quality construction with mixture of private office and open concept floor area
- Spacious private courtyard for private events and relaxation
- Strategic location next to downtown shops, restaurants, Naftzger Park, Eaton Place and Intrust Bank Arena
- Secure private parking included
- Easy access to downtown, Kellogg and Interstate 135
- Exterior renovation complete: 4th Quarter 2020

Be a part of the best live, work, play environment available in Wichita today!

## Property Summary

**Full Service Lease Rate:** 19.50/SF/YR

**Rentable Space:** 4,200 +/- SF



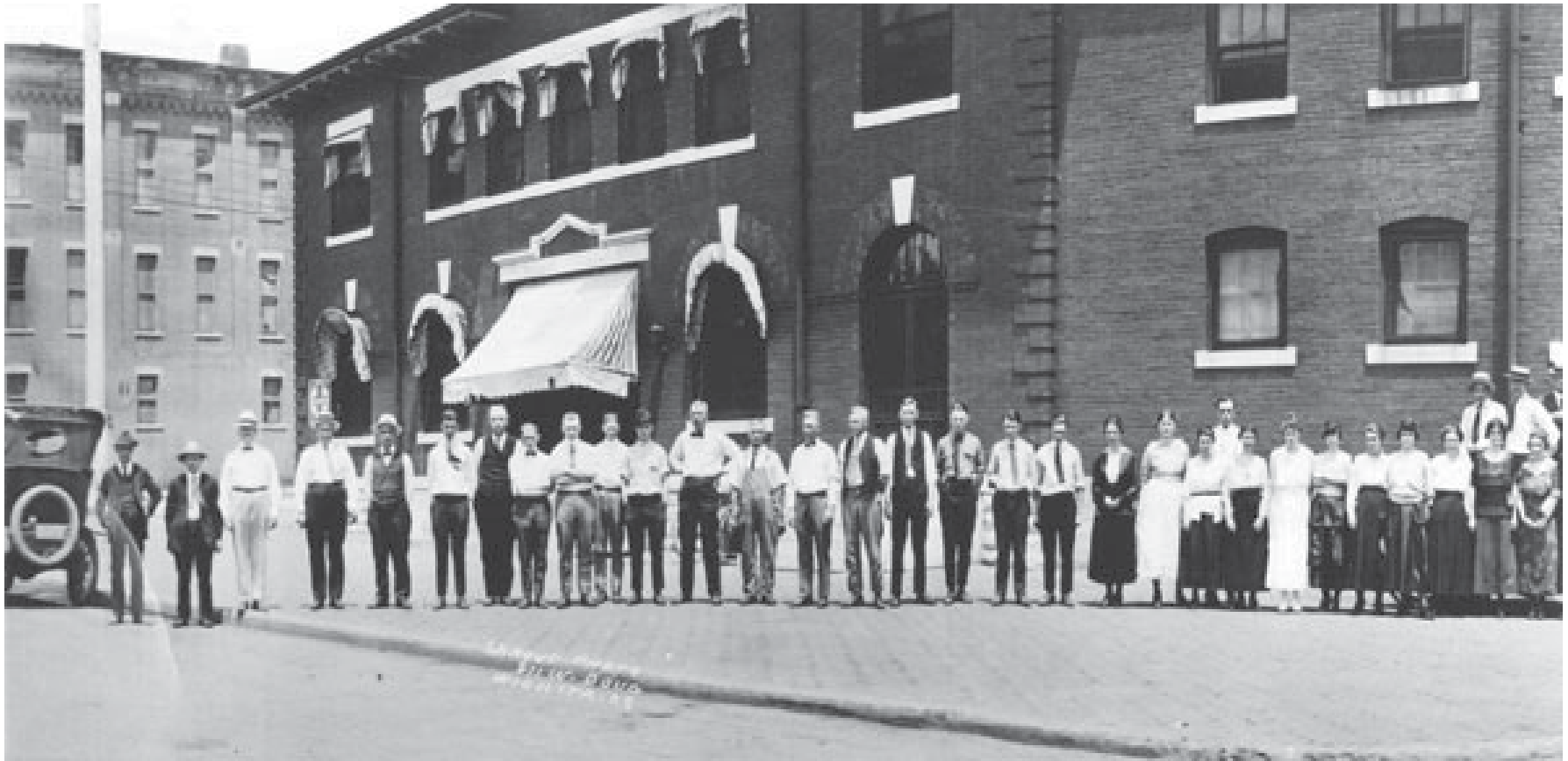


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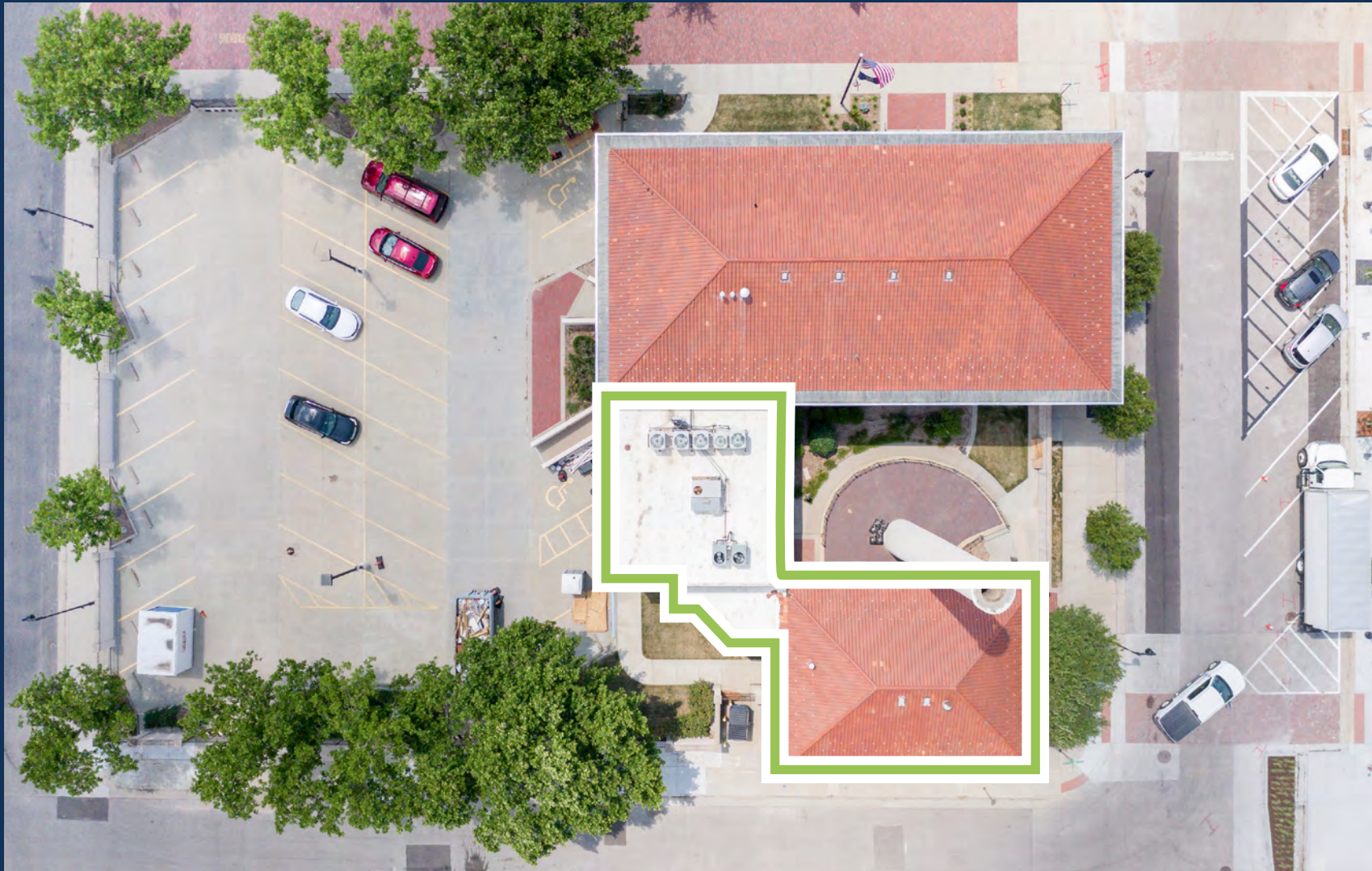


## History

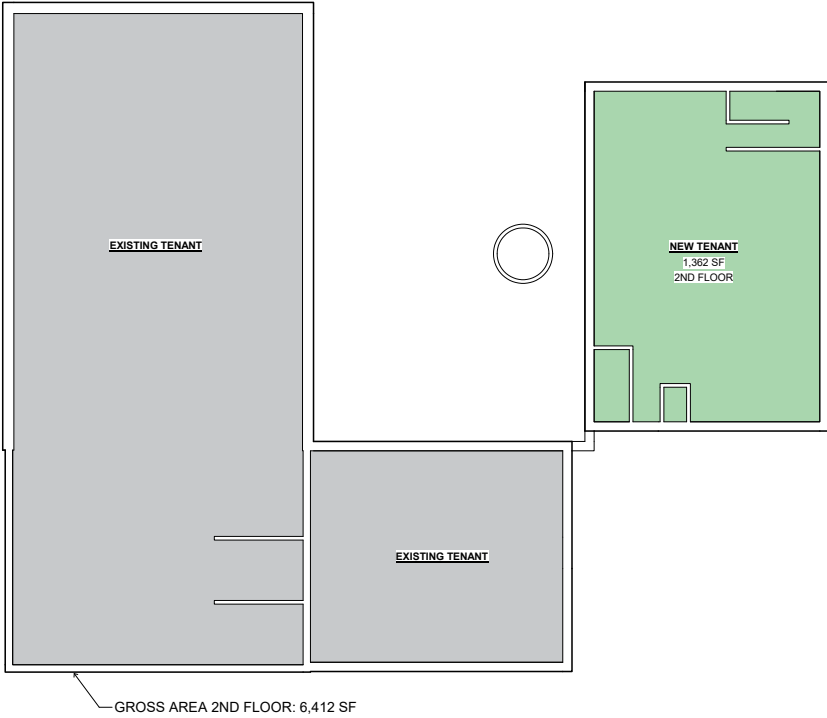
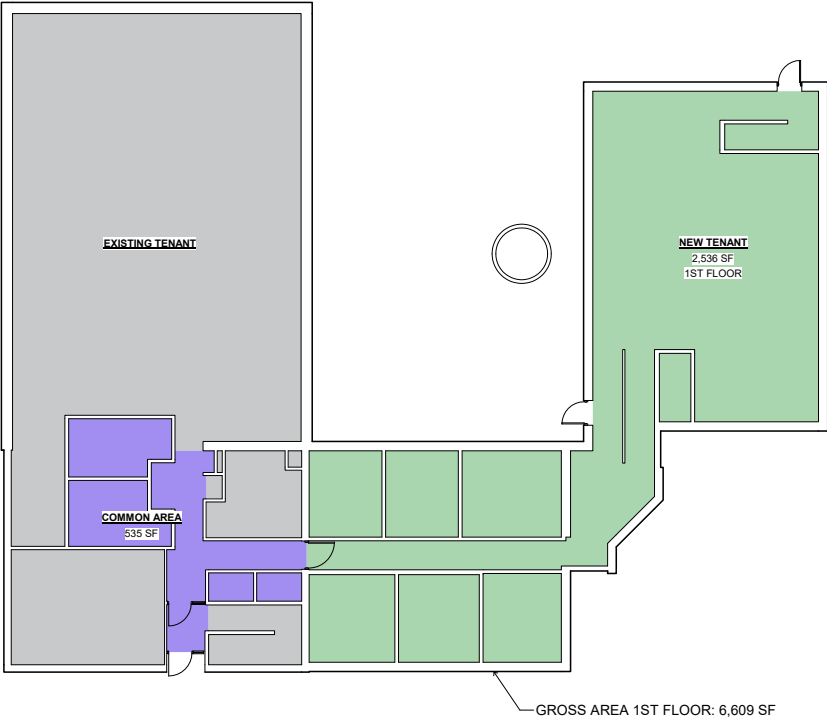


**202 S. St. Francis, 1917**

## Site Aerial



# Floor Plans



	USABLE	GROSS
NEW TENANT 1ST FLOOR (GREEN SHADE ONLY)	2,536 SF	2,856 SF
NEW TENANT 2ND FLOOR (GREEN SHADE ONLY)	1,362 SF	1,557 SF
TOTAL COMMON AREA ON 1ST FLOOR (PURPLE SHADE ONLY)		535 SF

**A** 1ST FLOOR  
SCALE: 1/8" = 1'-0"  
NORTH

**B** 2ND FLOOR  
SCALE: 1/8" = 1'-0"  
NORTH



## Interior Photos





## Property Photos





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