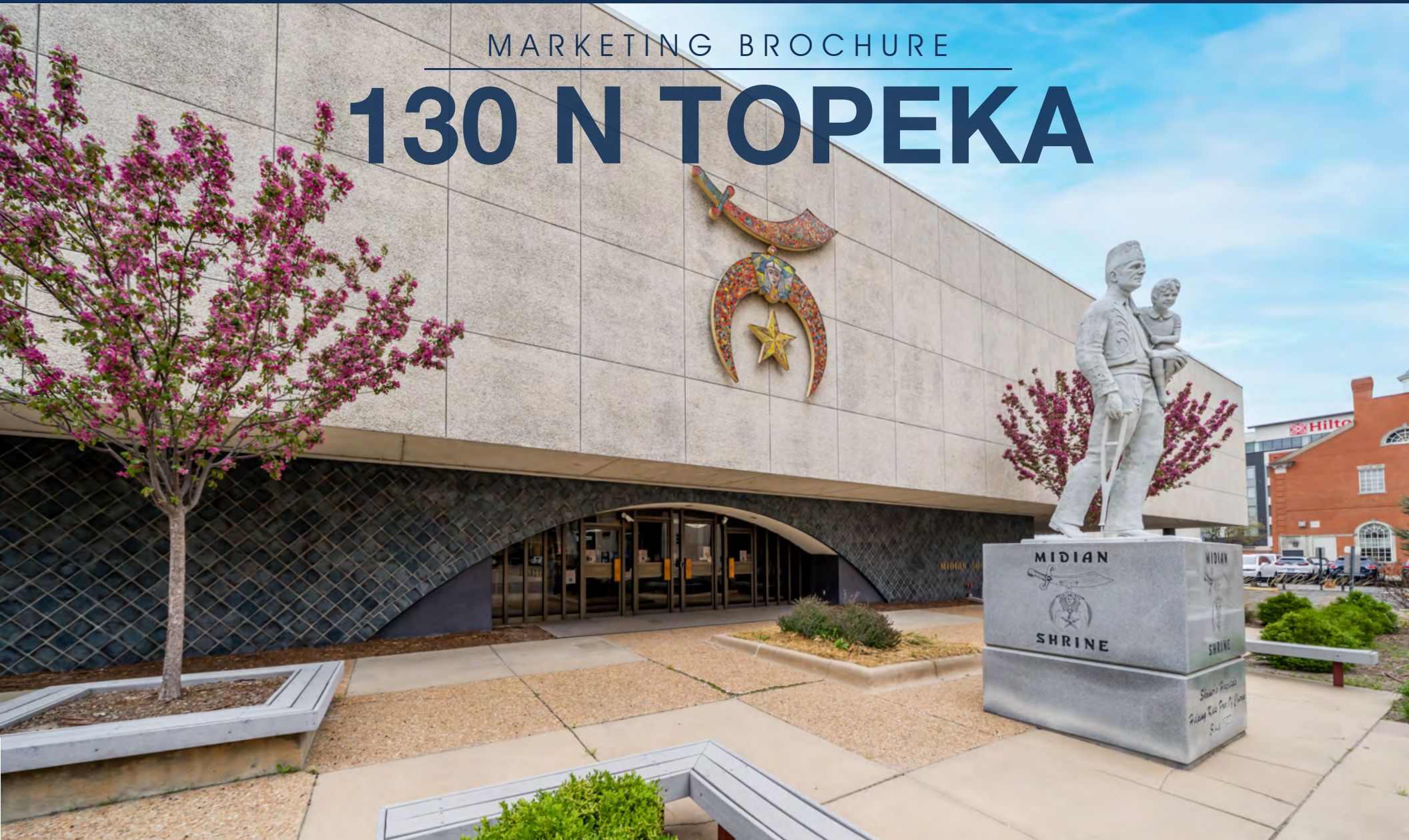


Iconic Downtown Building - 130 N Topeka, Wichita KS

MARKETING BROCHURE

# 130 N TOPEKA



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EXCLUSIVELY LISTED BY:

Colby Reynolds  
colby@insitere.com  
(316) 221-8500

InSite Real Estate Group  
608 W Douglas, Wichita KS  
(316) 618-1100

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## Investment Summary

### Investment Highlights

- Well known Downtown Building
- Located in CBD Zone
- Located in Opportunity Zone
- 1.25 Acres of Land with 130 Parking Spaces
- Core Downtown Property Values up 47% over past 10 years
- Well built Concrete Reinforced Building
- Located downtown Wichita less than 1 mile from US-400



**Price**  
\$2,500,000



**Property Tax**  
\$11,910

**Building Size:** 30,888 Sq. Ft.  
**Lot Size:** 54,600 Sq. Ft.  
**Zoning:** CBD

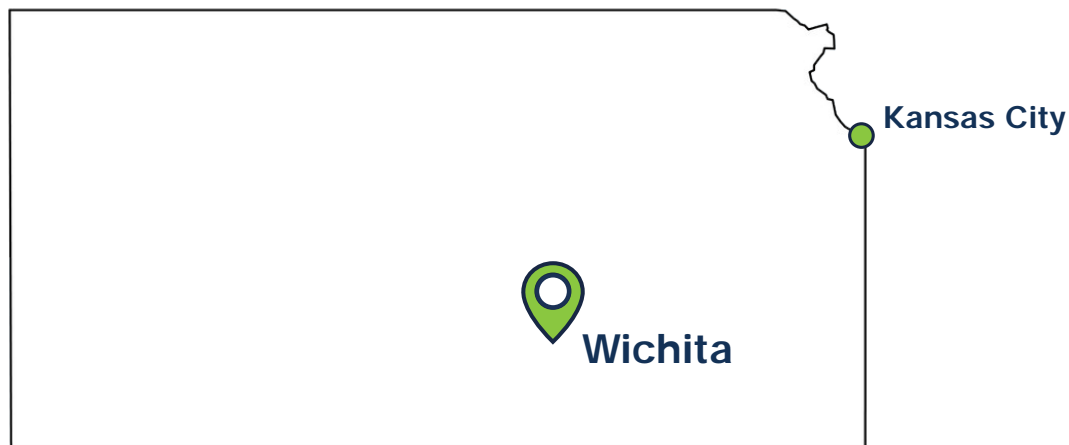


# Downtown Aerial

## DOWNTOWN WICHITA



## City Overview Wichita



Wichita is the largest city in the state of Kansas with a population of 400,193. Located in Sedgwick County, Wichita is part of a larger metropolitan area made of five counties. Major highways, including the Kansas Turnpike, US 400 and Interstate I-135, link the city with a large trade area that encompasses a population of more than one million people within a 100-mile radius.

Wichita has evolved into a cultural and entertainment center. Its downtown district offers restaurants, retail shops, museums and parks. INTRUST Bank Arena, located in downtown Wichita, features a total capacity of over 15,000.

The two largest privately-held companies in the United States, Koch Industries and Cargill, have headquarters facilities in Wichita – encompassing human resources, information technology, engineering, logistics, accounting and auditing services, risk management, legal services, regulatory compliance, public affairs, marketing and business development capabilities. Several universities are located in Wichita, the largest being Wichita State University.

## Sedgwick County

Population:	525,731
Households:	202,598
Avg. Household Income:	\$54,250
Businesses:	18,650

## Wichita

Population:	400,193
Households:	157,693
Avg. Household Income:	\$50,647
Businesses:	15,694

## Downtown Overview

**\$168**  
million

in retail sales in 2019



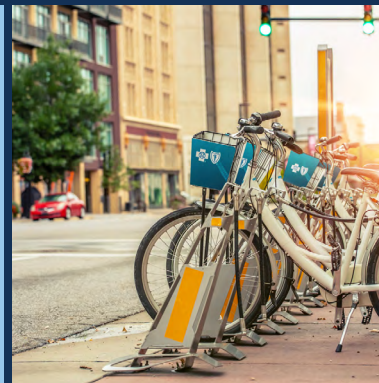
**88%**

occupied Class A  
Office Space downtown



**21**

new properties  
since 2010 (residential)



**1,228**

residential unites  
completed since 2010

**681**  
million

total dollars spent  
downtown since 2010



**4.8**  
million

Sq. Ft. of Office Space



# Downtown Wichita



Downtown Wichita projects current as of December 2020 | Learn more and view an interactive map at [downtownwichita.org](http://downtownwichita.org)

View the back of this document to see a full list of all projects completed since the adoption of Project Downtown: The Master Plan for Wichita

### Projects 79-89 Recently Completed

All completed projects (1-86) listed on back

- 79. Hilton Garden Inn Cost - \$14.2 million
- 80. Shift Auto Society Renovations Cost - N/A
- 81. Union Station Phase Two Cost (Phases One & Two) - \$54 million
- 82. Spaghetti Works (Phase Two) Cost - \$23 million
- 83. Naftzger Park Cost - \$3.9 million
- 84. FireWorx Cost - \$1.1 million
- 85. Riverfront Stadium Cost - \$75 million
- 86. Meritrust Center Cost - \$16 million
- 87. Bond Building Renovations Cost - N/A
- 88. Icehouse Building Renovation Cost - N/A
- 89. Cohlma Marketing Building at 618 E. Douglas Cost - N/A

### Projects Under Construction

- 1. Fidelity Bank Expansion (Phase 1) Cost - \$16 million
- 2. 430 Re-Development Cost - \$21 million
- 3. 225 Sycamore (Delano Catalyst Site) Cost - \$40 million
- 4. Home2Suites Hotel (Delano Catalyst Site) Cost - \$12.5 million
- 5. Hutton Headquarters Cost - \$5 million
- 6. Gore Oil Building Renovations Cost - N/A
- 7. MoDig Headquarters Renovations Cost - N/A
- 8. Kansas Health Science Center (KHSC-KansasCom) Cost - N/A
- 9. Broadway Plaza AC Marriott Hotel Cost - N/A

### Projects In Planning

- 1. St. Francis and Commerce Street Improvements Cost - N/A
- 2. Douglas Avenue - Streetscape Development Phase Two Cost - N/A
- 3. Riverfront Village Cost - \$127 million
- 4. Fidelity Bank Expansion (Phase 2) Cost - \$35 million
- 5. Sycamore and McLean (Delano Catalyst Site) Cost - N/A
- 6. Gateway Apartments Cost - N/A
- 7. Douglas & Emporia Building Renovations Cost - N/A
- 8. Revitalization of Chester I. Lewis Reflection Square Park
- 9. SPT Architecture 312 S. Broadway Renovation Cost - N/A
- 10. Shops at Gallery Alley Cost - N/A
- 11. Sutton Place (KHSC-KansasCome) Cost - N/A
- 12. Henry's Building (KHSC-KansasComI) Cost - N/A
- 13. 125 N. Market Cost - N/A

## Site Aerial





# Iconic Downtown Building - 130 N Topeka, Wichita KS



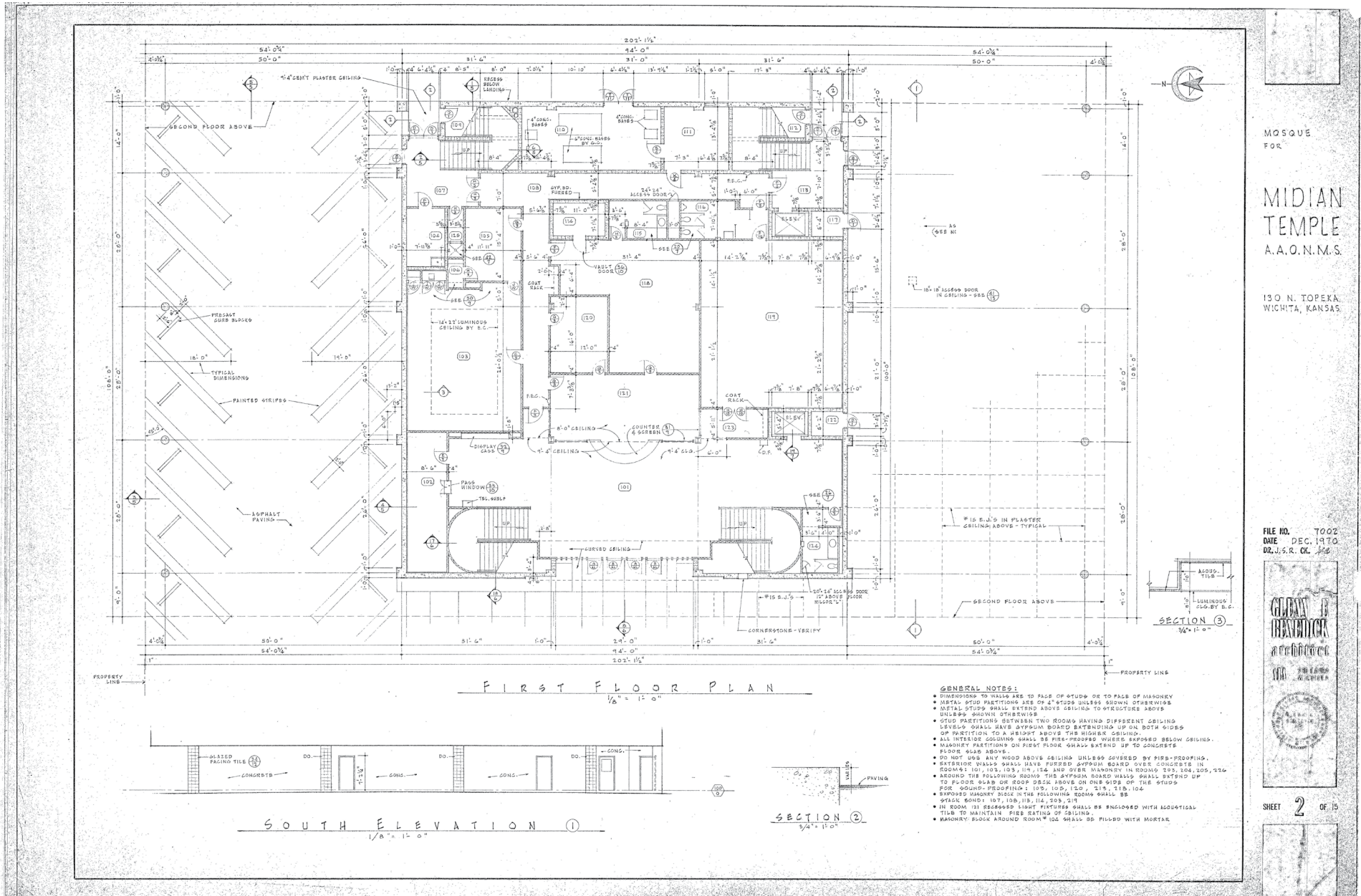
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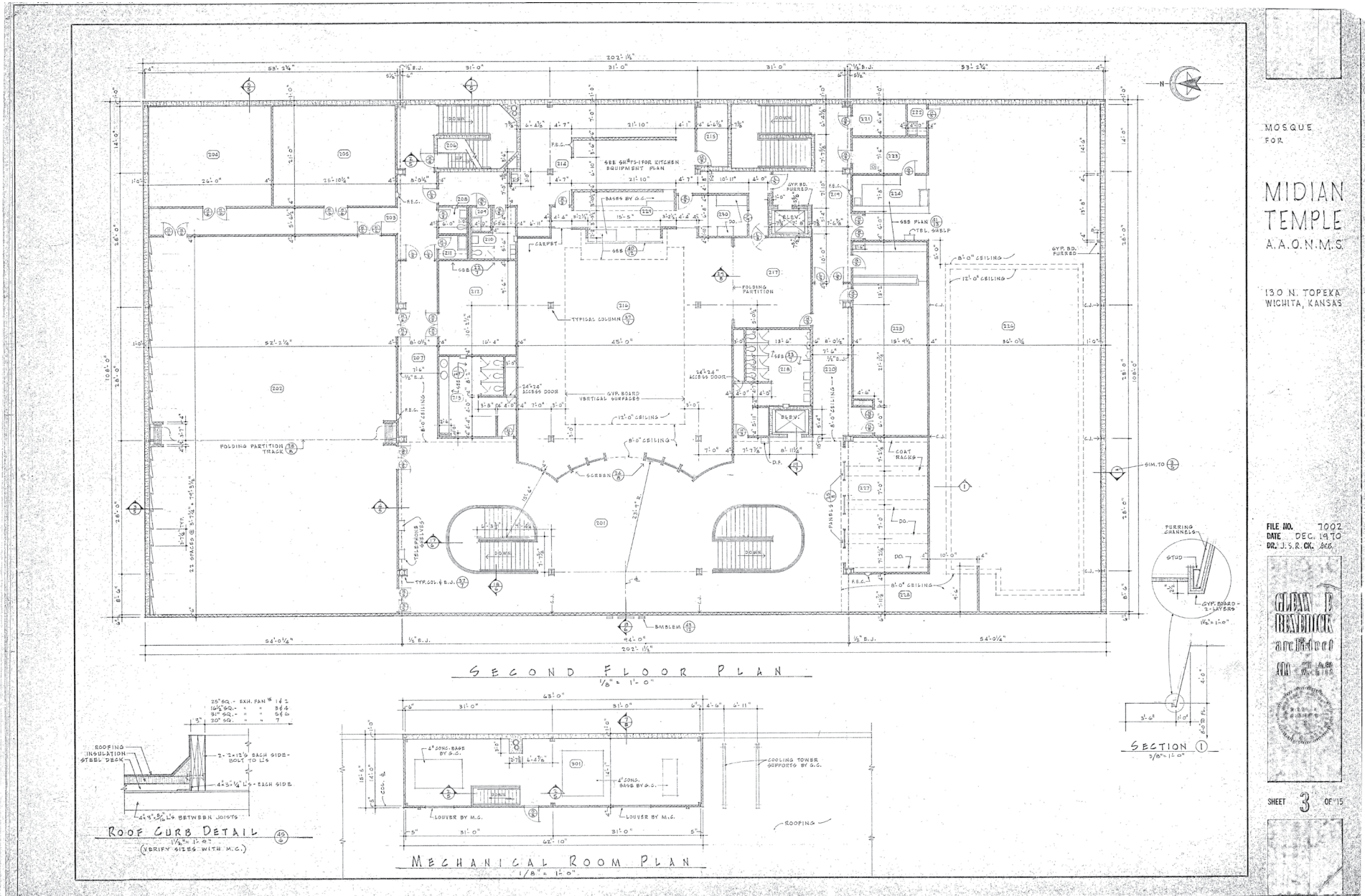
# Iconic Downtown Building - 130 N Topeka, Wichita KS



Floor Plans



Floor Plans



MARKETING BROCHURE

# 130 N TOPEKA

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