

**DOWNTOWN OFFICE SPACE**



**Property Features**

Lease Rate: \$13.50/Sq. Ft.  
Space Size: 1,180 Sq. Ft.  
Lease Type: Full Service  
Zoning: CBD

**Property Highlights**

- Easy access to Kellogg
- Close to restaurants and downtown
- Excellent exposure on Washington
- ADA restrooms
- Secure entry
- Recently renovated
- Exposed brick walls

**CONTACT**

**KRISTIN STANG, CCIM**  
kstang@insitere.com  
O 316 618 1100  
D 316 221 8507

**CHRIS ABDAYEM**  
chris@insitere.com  
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## Area Information

*Neighbors Include:* Quiktrip, Great Western Bank, Great Clips, Scooter's, Walnut River Brewing, The Kitchen, HomeGrown, InTrust Bank Arena, Norton's Brewing, Espresso To-Go-Go, Bite Me BBQ, Old Town, Ambassador Hotel, Century II, Hopping Gnome Brewery, Piatto's, Central Standard Brewing, and more!



Population  
111,113



Traffic Count  
10,441



# of Businesses  
5,695

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