



Class-A Medical Facility

Wichita, KS

For Sale or Lease

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Highlights

InSite Real Estate Group is pleased to offer for sale a high-quality medical building in northeast Wichita, Kansas. The property was designed to accommodate an imaging business, but could be easily adapted for medical or general office uses.

The property is strategically located in Northeast Wichita next door to HCA Wesley Woodlawn Hospital and Emergency Room facility. Patients and visitors will benefit from easy access via signalized intersection on Woodlawn just $\frac{3}{4}$ mile south of the K-96 Expressway.

The property is offered for sale or lease with very competitive terms.



2734 N Woodlawn | Wichita, KS Page 3

Prime medical office location!



Price: \$2,250,000

Building Size: 11,028 SF

Lot Size: 1.61 Acres

Zoning: General Office

Year Built: 2004

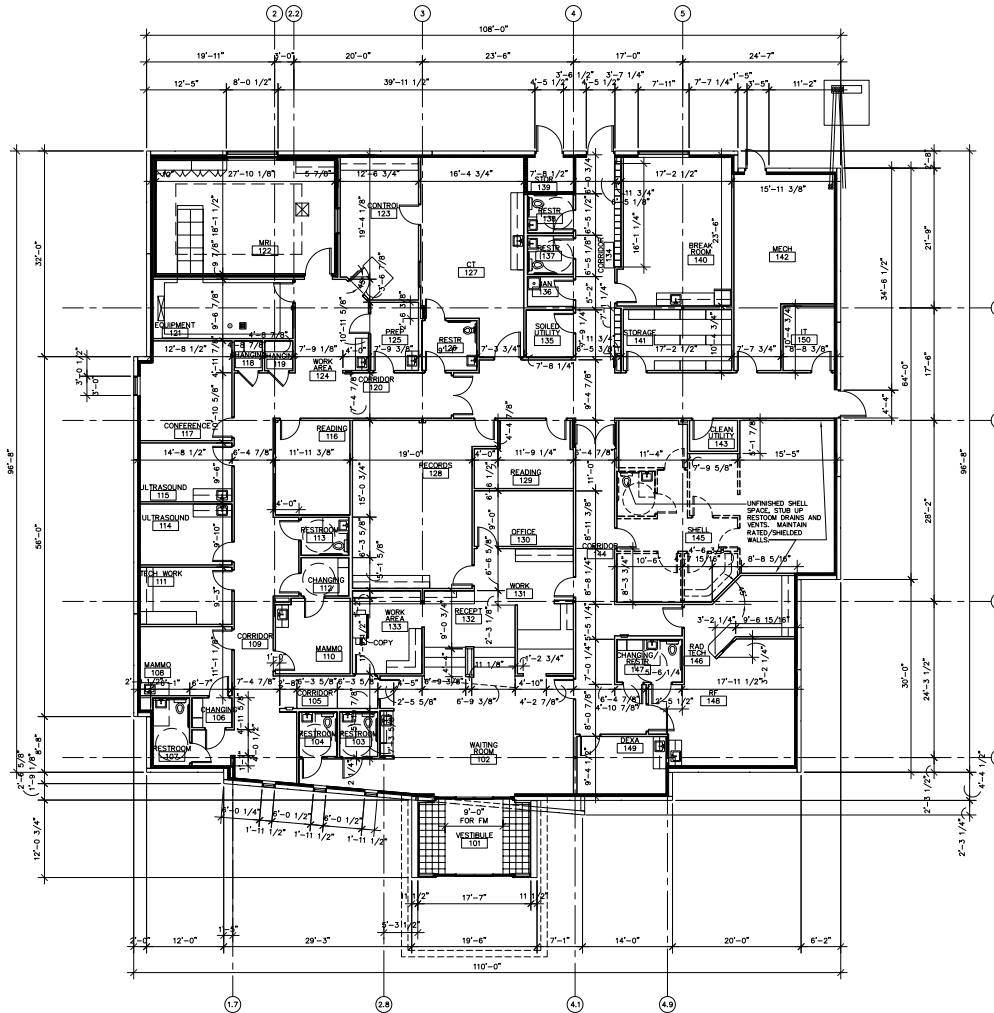
2020 Taxes: \$63,114

Property Overview

- ▶ Electric Service: 800 Amp 3-Phase 4-Wire 277/480 Volt
- ▶ Roof: TPO Membrane System
- ▶ Parking: 50 On-Site Stalls
- ▶ Large waiting room with coffee bar
- ▶ Automatic entry sliding glass doors
- ▶ Large centrally located reception/records room as well as an employee break room with built in lockers
- ▶ Includes X-Ray room, CT Scan room, two Ultrasound Exam rooms, MRI room, Mammography room, and conference room
- ▶ Professionally managed concrete tilt-up construction built in 2004 with extensive plumbing and attractive landscaping

Aerial Image

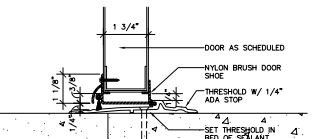
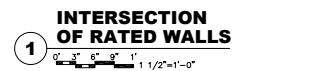
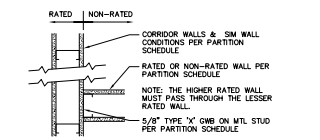




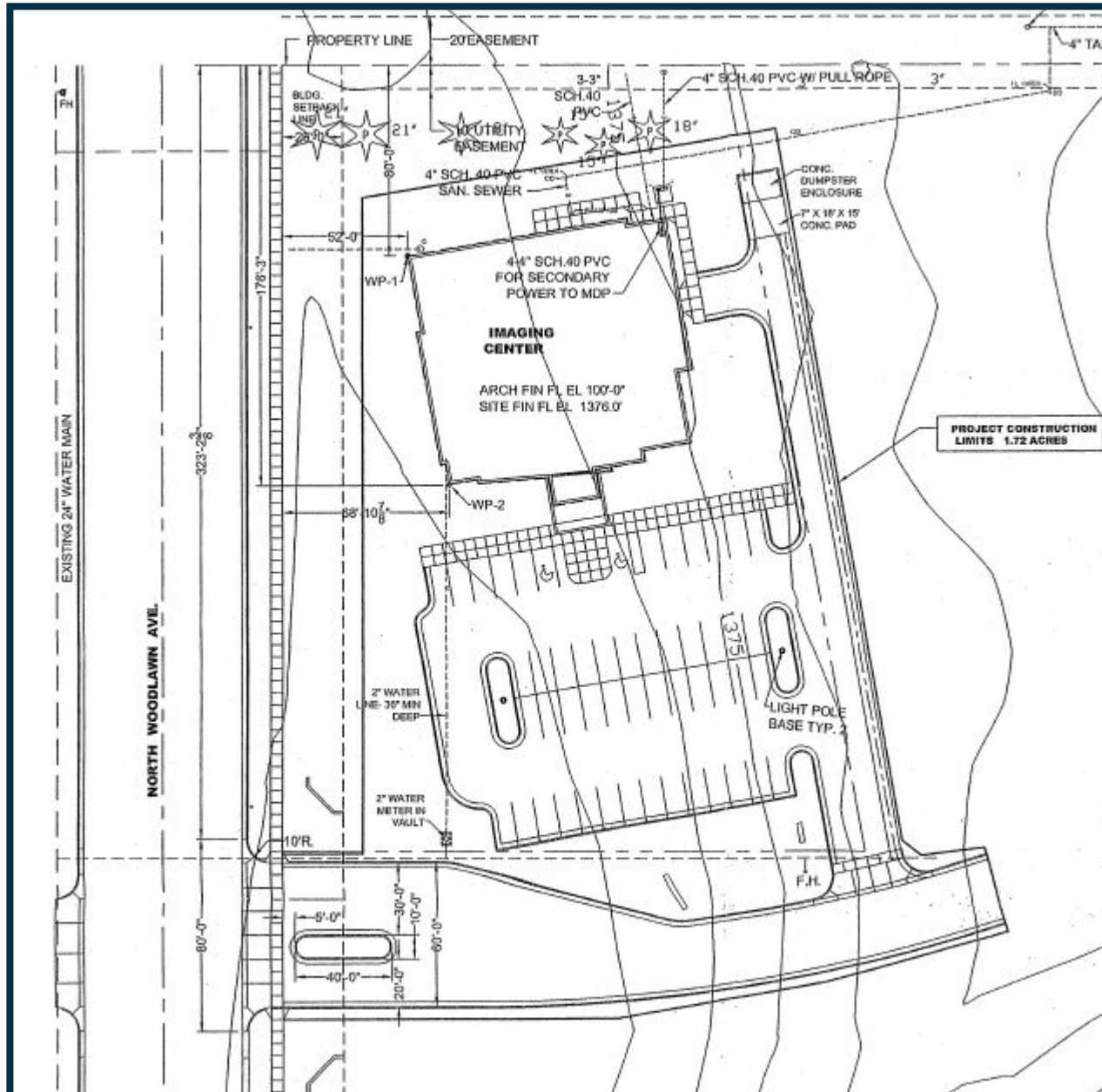
DIMENSIONED FLOOR PLAN
 0" 4" 8" 12" 1/8"=1'-0"
 N

ARCHITECTURAL GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS RELEVANT TO THE PROJECT, INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, GENERAL CONDITIONS AND OTHER MISCELLANEOUS EXISTING CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE IN THESE DRAWINGS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL COMPONENTS AND ACCESSORIES, EQUIPMENT, MATERIALS, HARDWARE AND OTHER ITEMS NECESSARY (UNLESS NOTED OTHERWISE) FOR A COMPLETE AND FINISHED JOB CONSISTENT WITH THE DESIGN INTENT PRESENTED IN THESE DRAWINGS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL THE APPLICABLE BUILDING PERMITS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REGULATIONS ADOPTED BY BUILDING AUTHORITIES HAVING JURISDICTION OVER THE LOCATION OF THE PROJECT, WHICH ARE APPLICABLE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.
5. THE GENERAL CONTRACTOR SHALL COORDINATE ACCESS TO/AND STORAGE ON SITE WITH THE OWNER. THE GENERAL CONTRACTOR SHALL ALSO REPAIR DAMAGE TO ALL ADJACENT AREAS OCCURRING DURING CONSTRUCTION. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS TRASH AND OTHER MISCELLANEOUS MATERIALS FROM THE SITE DAILY.
6. CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF A CONTRACT DRAWING FOR USE IN ANY PORTION OF A SUBMITTAL.
7. ALL DIMENSIONS ARE FROM THE FACE OF STUD FRAMING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTER LINE OF STRUCTURAL STEEL, U.N.C.
8. ALL DOORS ARE LOCATED 6 INCHES FROM THE ADJACENT PERPENDICULAR STUD WALL FRAMING AND 8 INCHES FROM THE ADJACENT PERPENDICULAR CMU WALL FRAMING TO THE HINGE SIDE OF THE DOOR OPENING, U.N.C.
9. COORDINATE THE LOCATION AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL DEVICES, REGISTERS, FIXTURES, ETC. PRIOR TO INSTALLATION OF FRESH MATERIALS.
10. ALL A.D.A. ACCESSIBLE PLUMBING FIXTURES MUST BE LOCATED 18-INCHES MINIMUM FROM THE FINISHED FACE OF THE NEAREST ADJACENT WALL TO THE CENTER LINE OF THE FIXTURE.
11. PROVIDE CONTROL JOINTS ON CONTINUOUS GYPSUM BOARD SURFACES IN EXCESS OF 30'-0", AT A MAXIMUM INCREMENT OF 30'-0" ON CENTER, UNLESS NOTED OTHERWISE.
12. ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
13. AT VESTIBULE 101 REFERENCE ROOM FINISH SCHEDULE SHEET A621 FOR FINISHES, CENTER FLOOR MAT (FM), 9'-0" WIDE W/ CERAMIC TILE (CT) TO PERIMETER.



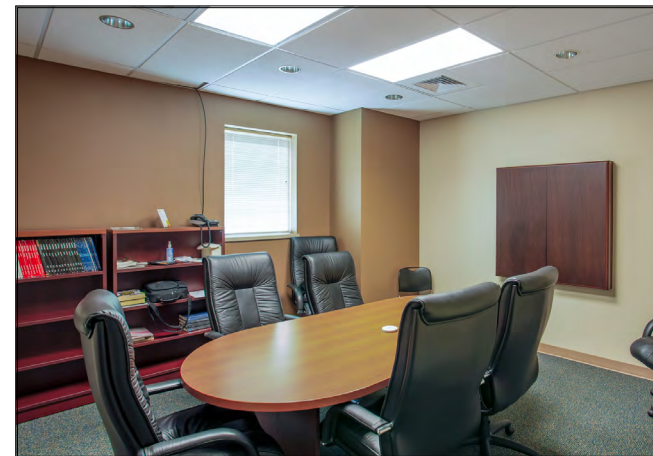
Site Plan



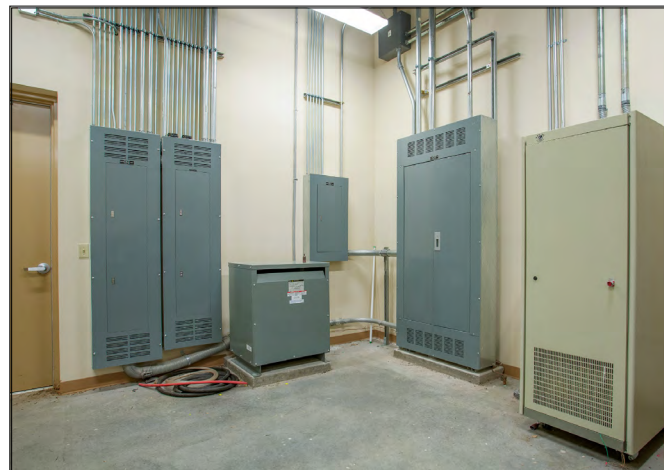
Building Pictures



Building Pictures



Building Pictures



Area Map





Wichita Overview

Wichita is the regional economic hub of south-central Kansas and northern Oklahoma. It provides financial, medical and business services to over 600,000 people in the Wichita MSA alone. The largest city in the state, Wichita has a strong aerospace history and its workforce has the second highest concentration of manufacturing jobs and skilled labor in the US. Wichita is a major regional health care center with five general hospitals, a veterans hospital, three rehabilitation hospitals, two psychiatric hospitals and numerous speciality hospitals. Much of the three state region is served by health care providers in Wichita.

Metro Area Demographics

Households: 246,524

Population: 646,542

Household Income: \$54,432



**For Inquiries
Please Contact:**

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