

FOR SALE OR LEASE

Two-Story Office Building with Covered Entry



For more
information
or to
schedule
a showing
please contact
Tony or Calvin.

BUILDING ADDRESS

1507 W. 21st St. N.
(East of 21st & Amidon)

BUILDING SIZE

29,180 sq. ft. per Sedgwick County
(18,000 and 11,000 sq. ft. floor plates)

SITE

180,533 sq. ft. (4.14 acres)

BUILT

1991

2016 REAL ESTATE TAXES

\$39,540.69 general
 4.58 special
\$39,545.27

SALE PRICE

\$2,100,000 (reduced from \$3,000,000)
-- Seller financing available to a qualified buyer

BASE RENT

\$8.00 psf / \$19,453.33 mo.

Pure net lease (tenant pays taxes, insurance,
maintenance, utilities and janitorial)

REMODEL ALLOWANCE

\$10.00 psf

LEASE TERM

Prefer 5 years or longer

COMMENTS

- Formerly occupied by Kansas Orthopedic Clinic
- New roof in 2010
- New RTUs in 2014
- Near Twin Lakes S.C., Sweetbriar S.C.,
New Leaf Plaza S.C., Twin Lakes Office Park
and Marina Point Office Buildings
- Adjacent to the river
- Surplus land to build or sell

Updated 4/17

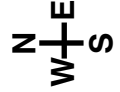


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CCIM, JD tony@utterproperties.com

Calvin Klaassen: 316-641-5174 (mobile) / 316-263-2448 (office)
calvin@utterproperties.com

1507 W. 21st St. N. / Aerial

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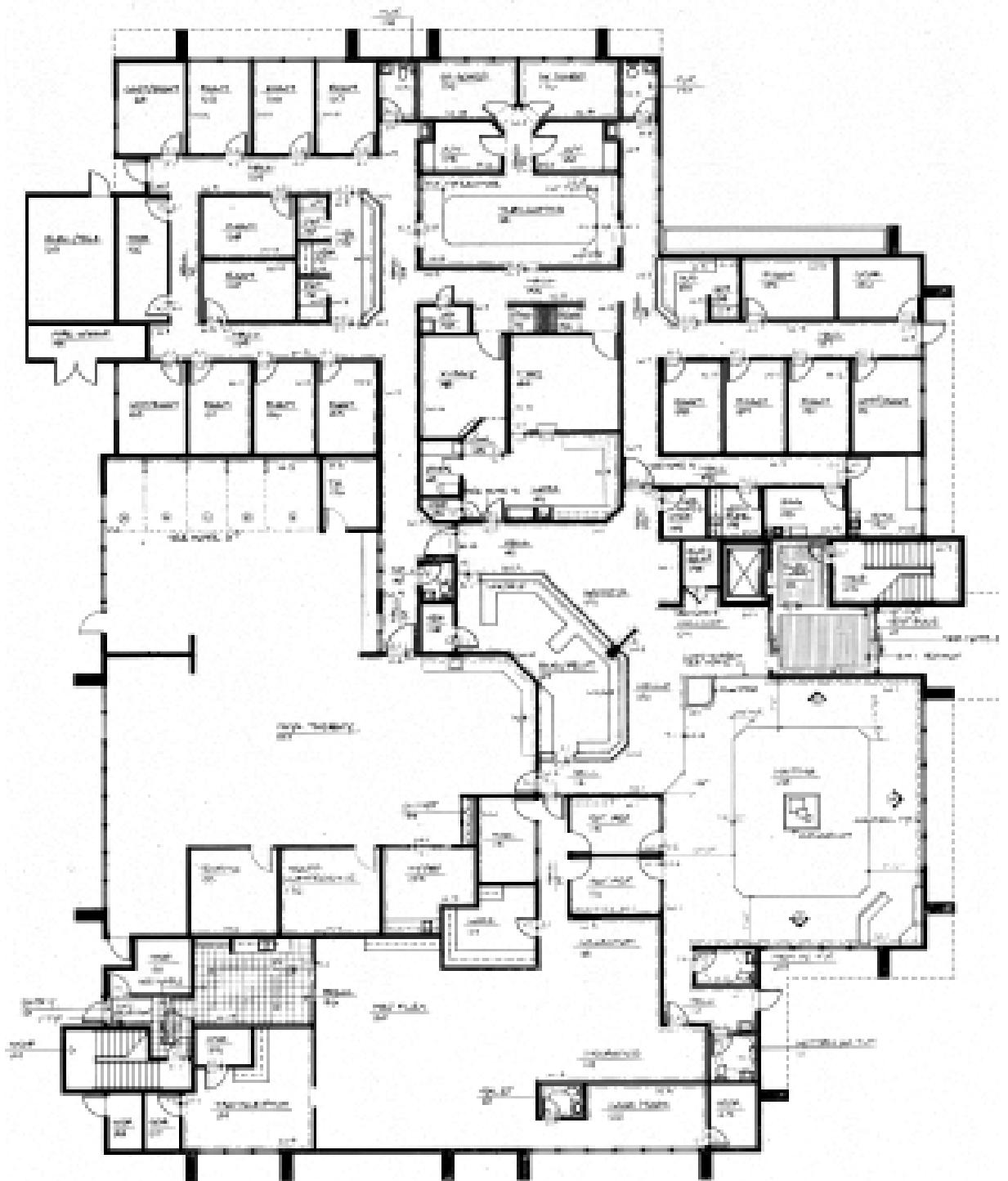


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1507 W. 21st St. N. / 1st Floor

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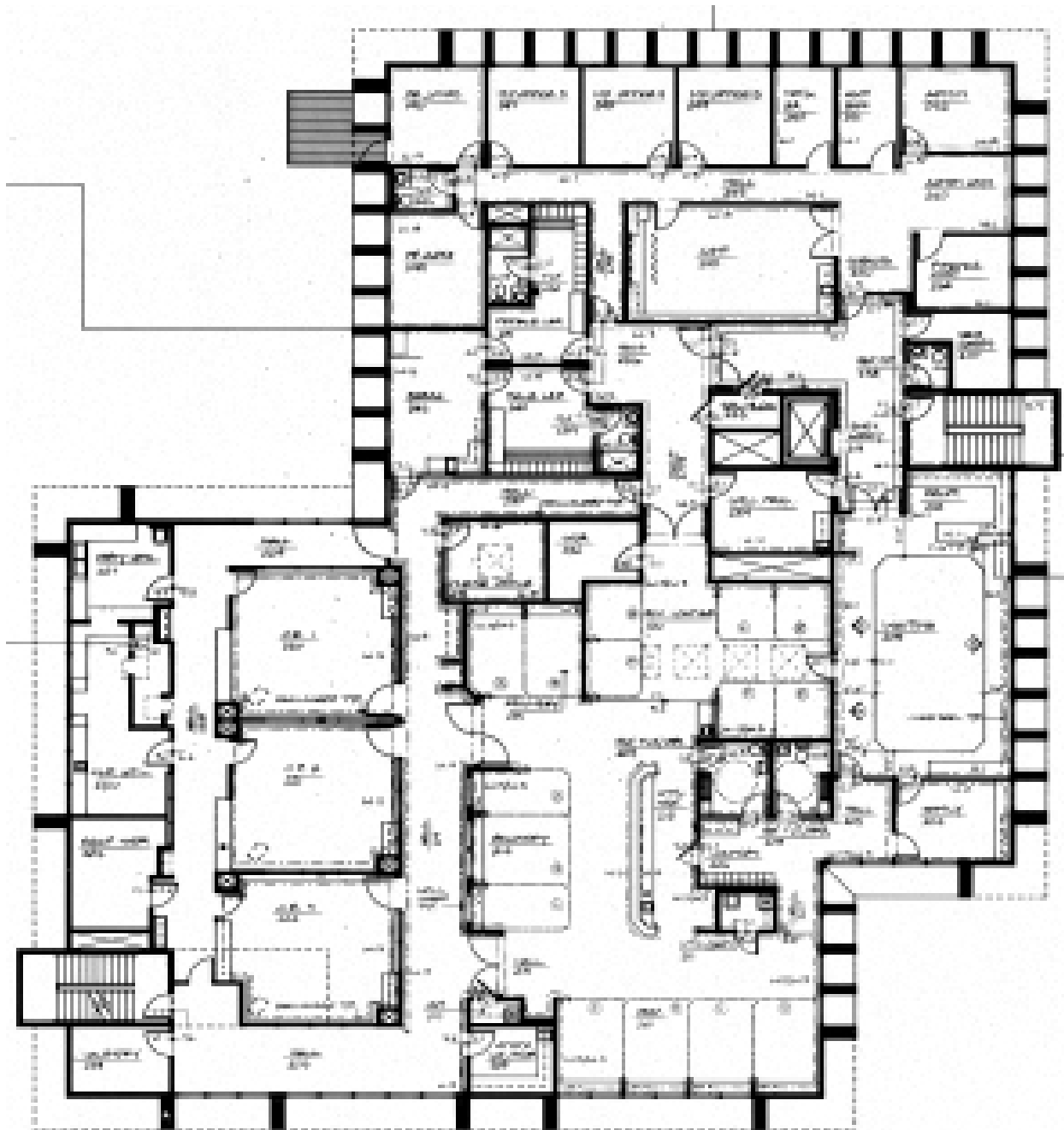


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1507 W. 21st St. N. / 2nd Floor

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