

**\$6.00 psf SPACE FOR LEASE at Carriage Park Center!!**



- **5% leasing commission to co-brokers for leases executed by October 31, 2010!**
- **42" FLAT SCREEN TV to the first co-broker who brings a new tenant for a minimum of 2,000 sq. ft. for a 5 year lease term!**

**ADDRESS:**

Near Central & Edgemoor (NE Corner)

**TRAFFIC COUNT:**

14,958 per day

**VACANT SPACE:**

**625 BUILDING**

Suite	Sq. Ft.
170	2,100

**650 BUILDING**

Suite	Sq. Ft.	Description
70	1,300	-- unfinished space
90	2,270	-- former salon & spa
100	4,200	-- former surgery center
113	2,100	-- Wichita Children's Theater
145	1,959	-- office space
170	5,505	-- mostly open space

**LEASE RATE:**

Base Rent: \$8.00 psf **or** \$6.00 psf "as is"  
Taxes, Insurance & CAM \$3.29 psf (est.)

**FREE RENT:**

One month free for each lease year

**COMMENTS:**

- Remodel costs could be amortized into the rent for qualified tenants
- Ideal for retail, office, medical, insurance, service
- Businesses include Thai Traditions Restaurant, Via Christi Medical, Direct Buy, Toni D's
- Abundant front door parking

**DEMOGRAPHICS: 1 mile 3 miles 5 miles**

	1 mile	3 miles	5 miles
Population	12,238	97,730	198,171
Ave. HH Income	\$81,493	\$59,751	\$60,579

**CONTACT:**

**Tony Utter, CCIM, JD**  
Office: (316) 263-2448  
Mobile: (316) 990-8710  
E-Mail: [tony@utterproperties.com](mailto:tony@utterproperties.com)

or

**Calvin Klaassen**  
Office: (316) 263-2448  
Mobile: (316) 641-5174  
E-Mail: [calvin@utterproperties.com](mailto:calvin@utterproperties.com)